



Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 6, 2018

SUBJECT: DR18-02 ELEVATIONS AT SANTAN

STRATEGIC INITIATIVE: Community Livability

To allow for mixed use development per the Crossroads PAD.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-02, Elevations at SanTan: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.9 acres, generally located at the southeast corner of Santan Village Parkway and Boston Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Burch & Cracchiolo, P.A.
Name: Brennan Ray
Address: 702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com

Company: Westcor Santan Adjacent LLC
Name: Bruce Hart
Address: 6720 N. Scottsdale Road #109
Scottsdale, AZ 85253
Phone: 480-922-9200
Email: bhart@veduraresidential.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 5, 1999</i>	Town Council approved Z98-27 adopting Ordinance No. 1142 Crossroads Center PAD.
<i>November 16, 1999</i>	Town Council approved Z99-41 adopting Ordinance No. 1230 Crossroads Center PAD.
<i>April 4, 2018</i>	Planning Commission recommended denial to the Town Council of Z17-1028 a rezoning amending Ordinance No. 1230, to realign the C-2 Multi Use classification with Regional Commercial development standards for multi-family.
<i>May 3, 2018</i>	Town Council approved Z17-1028, adopting Ordinance No. 2660 concerning C-2 Multi Use classification for multi-family.

Overview

Crossroads Center PAD was originally a 660 gross acre mixed use project located south of Ray Road, north of Pecos and west of Old Greenfield Road and east of the Maple Drive alignment. The PAD is a destination with a wide variety of commercial, employment, and multi-family uses with the center of the development being the SanTan Village Regional Shopping Mall. Westcor/Macerich, the owners and operators of portions of SanTan Mall and SanTan a portion of the Santan Village Marketplace (Parcels B and F) have rights under the existing ordinance to allow for up to 20% multi-family residential of the approximately 168 acres, or approximately 33 acres of multi-family development.

Elevation is a highly-amenitized, urban scale for-rent community that consists of approximately 297 luxury units at a density of approximately 33.07 DU/Acre.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial PAD	Williams Field Road then SanTan Village Regional Shopping Mall
South	Regional Commercial	Regional Commercial PAD	SanTan Village Marketplace
East	Regional Commercial	Regional Commercial PAD	Market Street then SanTan Village Marketplace
West	Regional Commercial	Regional Commercial	Santan Village Parkway then SanTan Flats and the Pavilions
Site	Regional Commercial	Regional Commercial PAD	Vacant

Development Standards (Z17-1028, Ordinance No 2660)

The applicant wishes to develop a multi-use project on property at the southeast corner of Santan Village Parkway and Williams Field Road with 20% multi-family, in keeping with the original intent of Ordinance No 1230. The site is located within the Central 202 Growth Area and Vertical Development Overlay Zoning District (Area 5) with close access to the Santan Freeway

at Williams Field Road and Santan Village Parkway. The PAD amendment was approved on May 3, 2108 and updated the 20 year old PAD to reflect less suburban Multi-family standards and more current mixed use standards in an area that the Town encourages density and intensity. The PAD amendment increased height from 35' to 55' (and there is the right to the existing vertical overlay that allows 6-story / 90' high) and increased density from 22 to 36 DU/Acre (33 DU/Acre is what is being requested). Macerich will construction Boston Street between Santan Village Parkway and Market Street and a traffic signal at Market and Boston Streets.

Project Data Table (Per Town Council Approval 5/3/2018)

Site Development Regulations	Required per LDC and Ordinance No. 2660	Proposed
Development Standards	MF in RC by right with no Use Permit required.	MF in RC by right with no Use Permit required.
Maximum Density (DU/Acre)	36.00	33.07
Maximum Building Height	55' with rights to the Vertical Development Overlay (Area 5), 6-story / 90'	55' Multi-Family
Minimum Building Setback		
Front to ROW	20'	20'
Side to ROW	20'	20'
Side to non-residential	0' internal	0' internal
Rear to non-residential	0' internal	0' internal
Minimum Required Perimeter Landscape Area		
Front to ROW	5'	20' provided
Side to ROW	5'	20' provided
Side to non-residential	5'	10' provided
Rear to non-residential	5'	10' provided
Landscaping (% of net lot area)	15%	19.8%
Parking	506 spaces	510 spaces

Site Plan

The Elevations project will provide a contemporary urban theme that complements and supports the adjacent retail, restaurants, and surrounding Crossroads/SanTan Village Marketplace community. The Elevation's design promotes a strong attractive urban edge along Santan Village Parkway and Boston Street that is street centric, enlivening, energetic, and positive. The main entrance is off of Boston Street with a secondary entrance along the east property line with access to Market Street or Boston Street. The buildings create the streetscape thus minimizing the need for significant walls and fences along public rights-of-ways. As depicted on the wall and fence plan, there will be a perimeter wall along the rear (south) property line, screening the commercial back of house to the south and using decorative mesh fencing along the eastern property line in between carriage units facing the commercial uses along Market Street.

There are seven pedestrian points of access including 2 public area amenity nodes provided along the street frontages at the northeast and southwest corners of the site. They consist of seating benches, enhanced paving, bollard lighting, trash receptacles, pet waste containers, and large canopy trees for shade. These pedestrian access/nodes help to emphasize connectivity to the SanTan Village Marketplace Phase V mixed use project and to the SanTan Village Mall/SanTan Village Marketplace development as a whole.

Landscape Plan

The proposed landscaping is in keeping with the existing streetscape of semi-arid low water use plant materials, yet providing a lush character with variety in colors, textures, and forms. Evergreen canopy street trees and onsite trees provide year-round foliage and shade. Palm trees are used as accents at the main entrance, clubhouse, and pool area. Natural turf is utilized only at the public amenity space on Boston Street outside of the public right-of-way. Shrubs and groundcovers are a combination of broadleaf and succulent plants in a uniform planting style, providing variety yet consistency in appearance.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. Since this is an urban environment the retention is under the parking fields.

Elevations/Floor Plans

The Buildings are 2 and 4-story. The 2-story units are carriage units located along the eastern boundary. The large buildings in the center of the complex are 4-story with interior walkways. Each unit has a balcony and dedicated parking. The proposed architecture is a contemporary urban theme with large residential windows and storefront glass at the clubhouse and entry buildings. There is an existing Master Sign Plan (MSP) for all of SanTan Village Marketplace and an existing color palette that has been applied for many adjacent properties administered under a deed restriction. The proposed color of the buildings compliments the surrounding color pallet. The popular limestone veneer does not make the same textural statement as the ledgerstone used on many of the surrounding building but it is in keeping with the general color palette of the area. The proposed accent color of the building has been changed to Weathered Brown in keeping with many of the other buildings in the Marketplace.

Lighting

There are six lighting types proposed: parking lot, walkway lights (2), sconces, downlights and parking shade canopy lights. The parking lot lights are Philips Gardco in bronze. The 3000K LED lights at 15' to bottom of fixture. The walkway lights are located Selux and Lightway. The Selux lights are around the pool area. They are 10' bronze poles with 3000 K LED bulbs. The Lightway path lights are 8' bronze poles with 3000K LED bulbs. The Indensca wall sconces are mounted at 5' and in bronze with white lens covers. The Hubbel sconces are in bronze and mounted at 15'. The Lightolier lights at 7" round lights used at the cabanas. The Parking canopy lights are Lithonia florescent low profile 48" bar lights. All site lighting will be required to comply with Town codes.

Signage

The entry signage is being approved with this submittal. If the proposed sign locations are consistent with the SanTan Village Marketplace Master Sign Program then the applicant may move on to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR18-02, Elevations at SanTan: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.9 acres, generally located at the at the southeast corner of Santan Village Parkway and Boston Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the June 6, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Entry signage is included in this approval, but an update to the Master Sign Program (MSP) may require an Administrative Design Review if the sign locations do not match. The MSP amendment would be required prior to submitting for sign permits.

Respectfully submitted,
Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Site Plan
- 4) Pedestrian Connectivity
- 5) Site Details
- 6) Landscape with Details
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations with Perspectives
- 10) Floor Plans
- 11) Lighting

**FINDINGS OF FACT
DR18-02, Elevations at SanTan**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, June 6, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

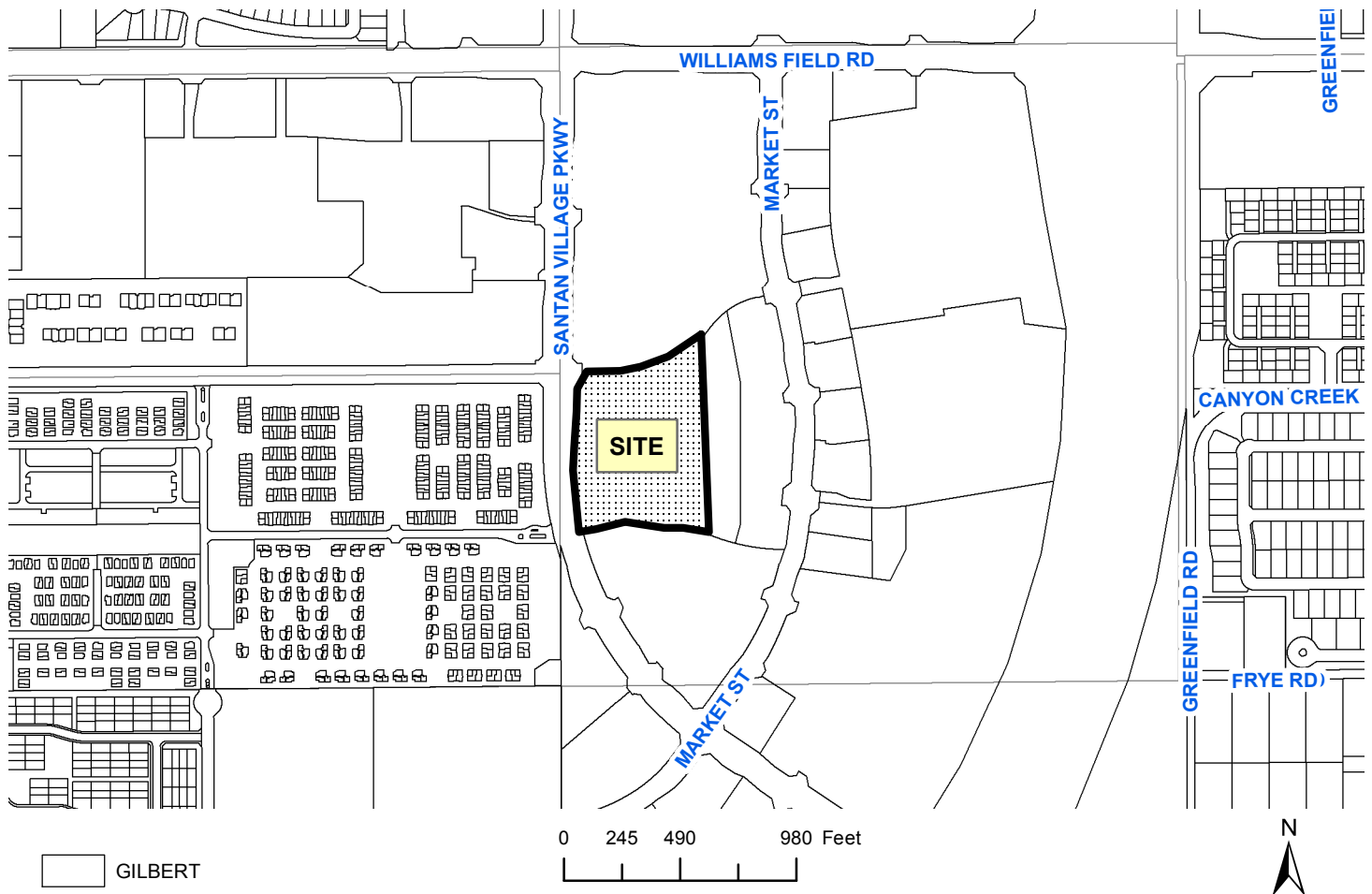
*** Call Planning Department to verify date and time:
(480) 503-6729**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

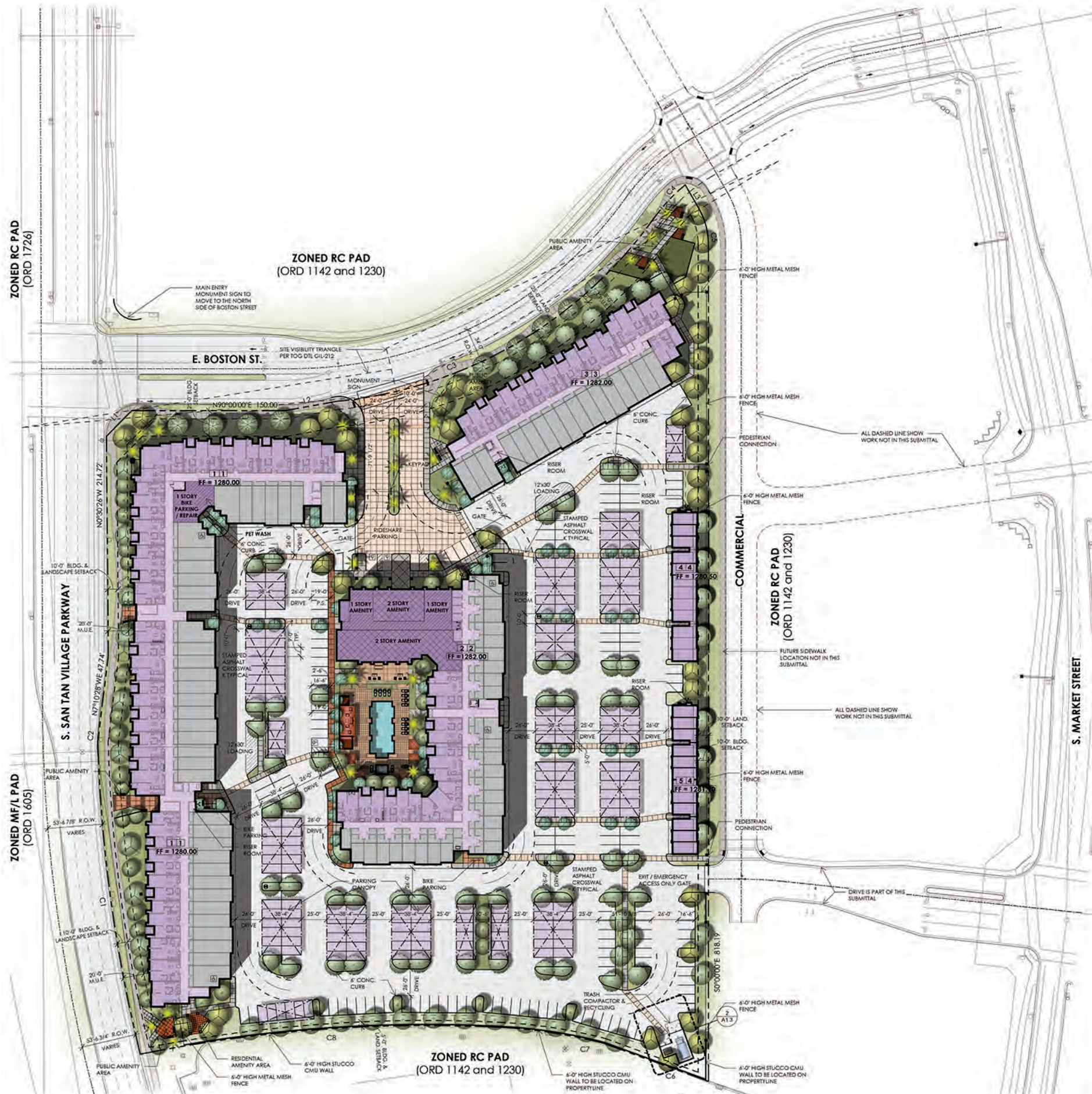
DR18-02, Elevations at Santan: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 8.9 acres, generally located at the southeast corner of Santan Village Parkway and Boston Street, and zoned Regional Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:

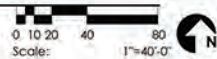


**APPLICANT: Burch & Cracchiolo
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Rd, Ste. 200
Phoenix, AZ 85014**

**TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com**



SITE PLAN
1" = 40'-0"



GENERAL NOTES

1. REFERENCE HARDSCAPE PLANS FOR ALL HARDSCAPE CONTROL DIMENSIONS TYP.
2. REFERENCE CIVIL PLANS FOR ALL SITE ELEVATIONS, GRADES AND RELATED INFORMATION.
3. PERIMETER DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL LANDSCAPE PLANS FOR CONTROL DIMENSIONS TYP.
4. REFER TO ENLARGED PLANS AS INDICATED FOR ALL CONTROL DIMENSIONS, DRAINAGE SLOPES, ETC.
5. REFER TO PROJECT ARCHITECTURAL SLAB PLAN FOR SITE SECTION DESIGNATION.

PROJECT DESCRIPTION:
FOR RENT APARTMENTS WITH A CLUBHOUSE INCLUDING: LEASING CENTER, COMMUNITY CENTER & EXERCISE FACILITY. APARTMENT TYPES INCLUDE:
4-STORY RESIDENTIAL BUILDINGS TO INCLUDE AN ELEVATOR, STUDIO, ONE AND TWO BEDROOM UNITS WITH ATTACHED GARAGE.
2-STORY CARRIAGE UNIT BUILDINGS WITH ONE BEDROOM, UNITS OVER FOR RENT GARAGES.
AMENITIES INCLUDE: A POOL, COURTYARD AND POOLSIDE BBQS AND PEDESTRIAN PATHWAYS AT GREEN BELTS

GENERAL ZONING ANALYSIS:
SITE AREA:
NET: 38.98 ACRES (391.169 S.F.)
ZONING:
EXISTING: CROSSROADS CENTER AMENDED PAD
PROPOSED: CROSSROADS CENTER AMENDED PAD OVERLAY C-2
BUILDING HEIGHT:
PROVIDED: 4 STORIES / 352'-0"
DENSITY:
PROVIDED: 529.79 D.U./GROSS ACRE
533.07 D.U./NET ACRE
SETBACKS:
FRONT (E. BOSTON STREET): 25'-0"
SIDE (SANTAN VILLAGE PKWY): 10'-0"
SIDE (EAST): 10'-0"
REAR (SOUTH): 8'-0"
ATTENTION:
RETENTION WILL BE UNDERGROUND
OPEN SPACE PROVIDED:
PRIVATE OPEN SPACE: 65.5 P. TO 157 S.F. PER D.U.
COMMON OPEN SPACE: 8% OF NET AREA (31,285 S.F./391.169 S.F.)
LOT COVERAGE:
PROVIDED: 35.3%
LOT COVERAGE = 338,226 S.F. = 35.3%
NET AREA = 391,169 S.F.

Area	Subtype	Area
BUILDING 1	50,932 SF	
BUILDING 2	31,281 SF	
BUILDING 3	18,970 SF	
BUILDING 4	6,751 SF	
CARPORT	30,282 SF	
TOTAL	138,236 SF	

LOADING AREA:
REQUIRED: 2 - 12 x 30' LOADING AREA
PROVIDED: 2 - 12 x 30' LOADING AREA
PARKING STANDARDS:
PARKING STALL: 9x19' (16'-6" W/2'-6" OVERHANG)
AISLE WIDTH: 25'
R/L LANE WIDTH: 26'
GARAGE: SINGLE 12' x 22'
TANDEM: 12' x 40'
PARKING REQUIRED:
STUDIO: 45 D.U. x 1.5 P.S./D.U. = 68 P.S.
1 BEDROOM: 197 D.U. x 1.5 P.S./D.U. = 296 P.S.
2 BEDROOM: 114 D.U. x 1.75 P.S./D.U. = 200 P.S.
GUEST (1 P.S./10 D.U.): 297 D.U. /10 D.U. = 30 P.S.
TOTAL: 568 P.S.
PARKING PROVIDED:
SURFACE OPEN: 157 P.S.
(30 GUEST P.S. ARE INCLUDED IN NUMBER ABOVE)
SURFACE COVERED: 190 P.S.
SINGLE GARAGE: 51 P.S.
TANDEM GARAGE: 56 x 2 = 112 P.S.
TOTAL: 510 P.S.
(51.71 P.S./D.U.)
ACCESSIBLE PARKING PROVIDED IN NUMBER ABOVE
510 P.S. x .02 = 11 P.S.
R/L PARKING:
REQUIRED: ONE FOR EVERY 10 P.S.
510 P.S. / 10 = 51 SPACES
PROVIDED: 52 R.P. SPACES
SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS
SYMBOLS
BUILDING NUMBER
[211] BUILDING TYPE
FF = 11.3 BUILDING TYPE
UNIT TYPE
UNIT 'A' FOURTH FLOOR
UNIT 'A' THIRD FLOOR
UNIT 'A' SECOND FLOOR
UNIT 'A' FIRST FLOOR
ACCESSIBLE TYPE 'A' UNIT FLOOR LOCATION
ACCESSIBLE PARKING SPACE
TYPE 'A' UNIT DESIGNATION - TYPICAL
RAISE TRUNCATED DOMES WITH A DIAMETER OF NOM. 0.9 IN. A HEIGHT OF NOM. 0.2 IN. AND NOM. 2.35 IN. ON CENTER, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE. EITHER LIGHT OR DARK OR DARK OR LIGHT FOR FULL FACE OF RAMP - USE INTEGRAL COLORED CONCRETE - COORDINATE LOCATION WITH CIVIL
PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 8'-6" MIN., SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
ACCESSIBLE PARKING SIGN - WALL MOUNTED
FIRE HYDRANT LOCATION
EXISTING FIRE HYDRANT LOCATION
FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 35'-0" MIN., OUTSIDE TURNING RADIUS 35'-0" MAX.
F.D.C. CONNECTION
KNOX BOX LOCATION
TRANSFORMER
BUILDING SIGNAGE LOCATION

GILBERT, ARIZONA
VEDURA
RESIDENTIAL
6720 N. Scottsdale Rd. #109
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(480) 922-9201 I



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03-22-18
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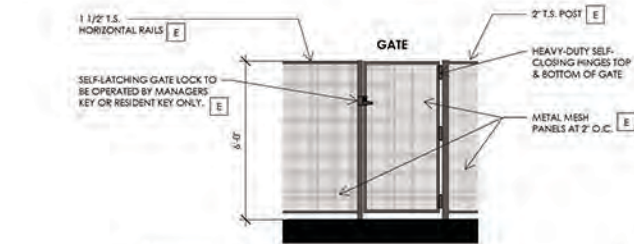
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NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the Owner to require the submission of billings, or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent at Vedura Residential. The Owner or its designated Agent shall provide this written description upon request.

SITE PLAN

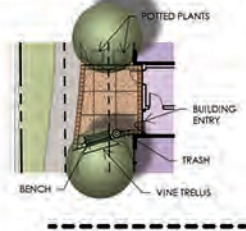
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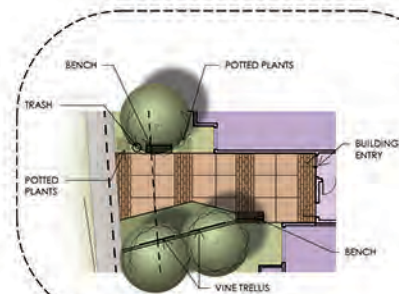
6 PEDESTRIAN GATE ELEVATION
3/8" = 1'-0"



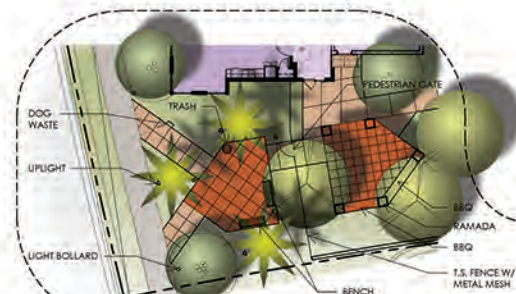
5 PET WASTE STATION
12" = 1'-0"



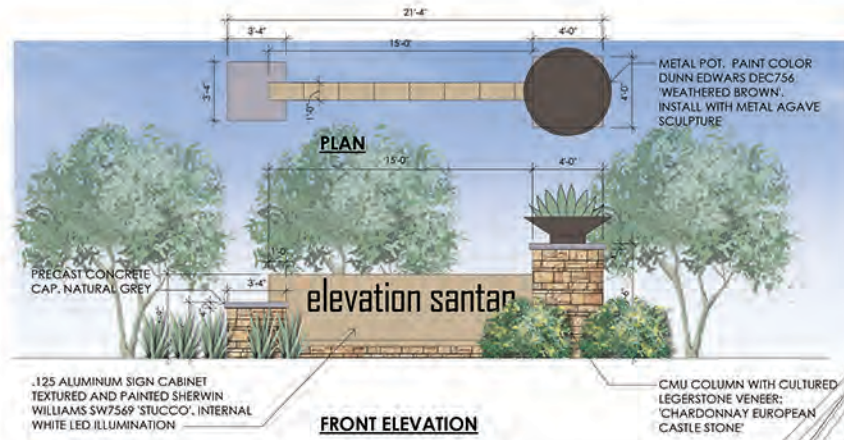
SITE NODE - 2
1/16" = 1'-0"



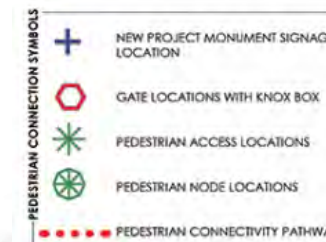
SITE NODE - 3
1/16" = 1'-0"



SITE NODE - 4
1/16" = 1'-0"



MONUMENT SIGN
1/4" = 1'-0"



ZONED RC PAD
(ORD 1726)

ZONED RC PAD
(ORD 1142 and 1230)

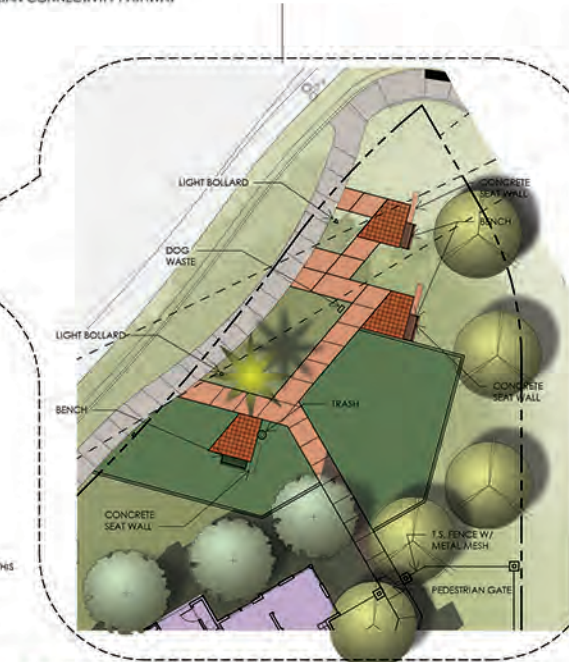
E. BOSTON ST.

S. SAN TAN VILLAGE PARKWAY

ZONED MF/L PAD
(ORD 1605)

ZONED RC PAD
(ORD 1142 and 1230)

PEDESTRIAN SITE CONNECTION PLAN
1" = 40'-0"



SITE NODE - 1
1/16" = 1'-0"



1 BENCH
6" = 1'-0"



2 BOLLARD LIGHT
12" = 1'-0"



3 TRASH CAN
3" = 1'-0"

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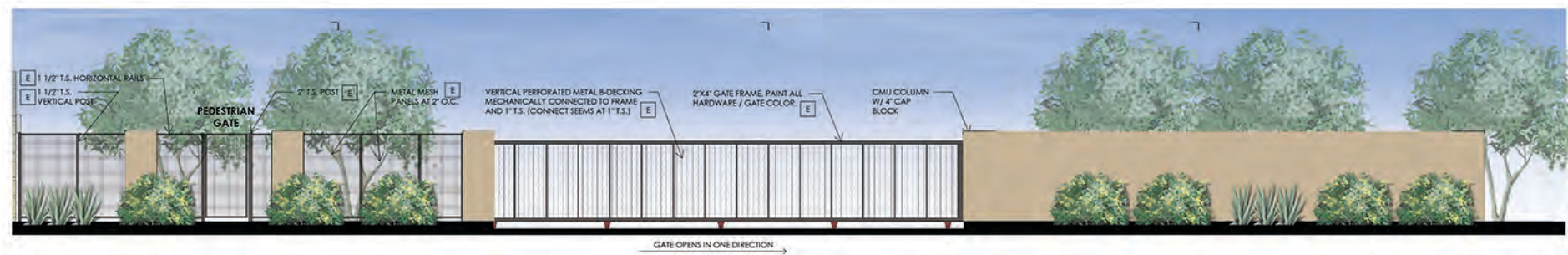
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PEDESTRIAN SITE CONNECTION

A1.2



EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 "NANTUCKET DRIVE"
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 "ANTIQUE WHITE"
C	STUCCO COLOR	SHERWIN WILLIAMS	SW6109 "HOPSACK"
D	STUCCO COLOR	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
E	METALS	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LIVINGSTONE "ASH BLAY" DRY STACK

2 ROLLING GATE ELEVATION-EXTERIOR
1/4" = 1'-0"



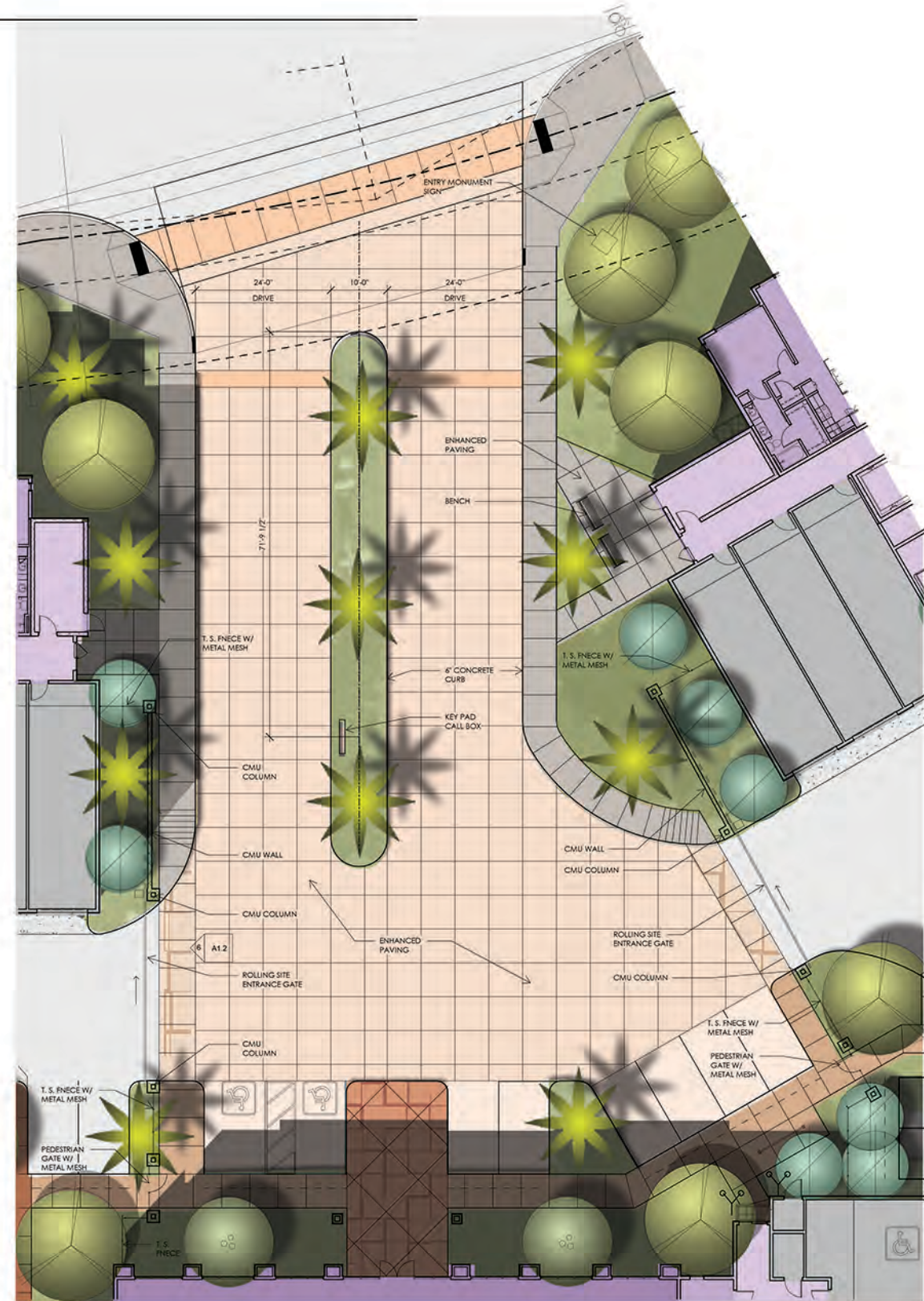
3 BIKE STALL ON SITE
6" = 1'-0"



5 BIKE REPAIR LOCATED IN BUILDING 2
6" = 1'-0"



4 BIKE STALL - WALL HUNG IN BUILDING 1
6" = 1'-0"



1 ENTRY GATE PLAN
1" = 10'-0"

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SEAL

CONTACT

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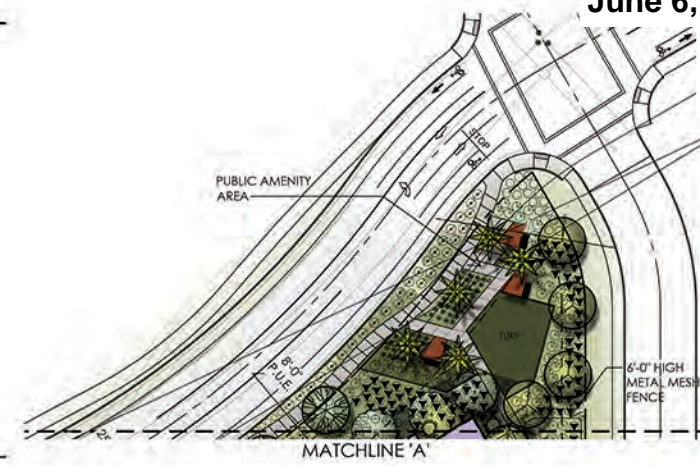
Rev. Date: Description:



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SITE DETAILS

A1.4



PLANT LEGEND

</

ON-SITE LANDSCAPE:

ON-SITE LANDSCAPE:	74,940 SF
PUBLIC ROW LANDSCAPE:	2,438 SF
TOTAL ONSITE AND OFFSITE LANDSCAPE:	77,378 SF

WATER INTENSIVE LANDSCAPE CALCULATION:

POOL/SPA	1,400 SF
TURF	1,020 SF
SHRUBS (NOT ON ADWR LIST)	
Natal Plum	44 x 3.5 ft. eq. = 244 SF
Fortnight Lily	27 x 3.5 ft. eq. = 81 SF
Cross Vine	14 x 24.5 ft. eq. = 336 SF
Purple Heart	56 x 3.5 ft. eq. = 1,456 SF
	849 SF
TOTAL WATER INTENSIVE LANDSCAPE PROPOSED:	3,249 SF
TOTAL WATER INTENSIVE LANDSCAPE ALLOWED:	2,400 SF (10% OF ONSITE LANDSCAPE AREA)

CLIENT

GILBERT, ARIZONA

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CONCEPTUAL
LANDSCAPE
PLAN

L1



6 GLASS POOL FENCE
8" = 1'-0"



5 SHOWER TOWER
8" = 1'-0"



2 CABANA
8" = 1'-0"



3 FIRE TABLE
8" = 1'-0"



4 RAMADA
1/8" = 1'-0"



1 ENLARGED POOL
1/8" = 1'-0"

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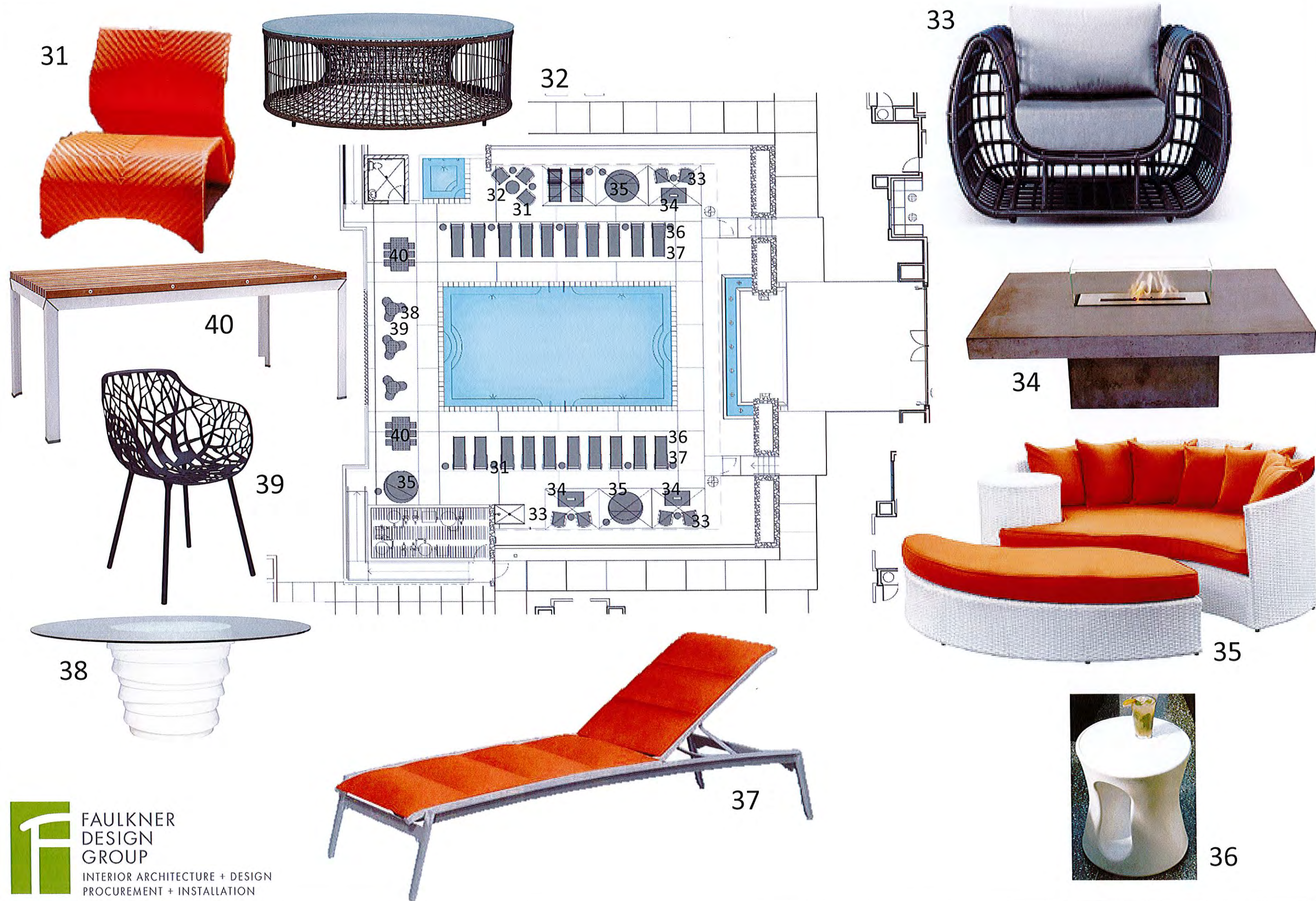
DATA 03-22-18
SD PHASE
DR 2nd SUBMITTAL

Proj Mgr.
Dwn By: Author




Rev.	Date	Description
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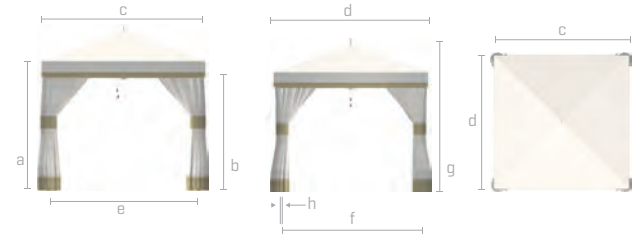
NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the Owner to require the submission of billings or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent at Vedula Residential. The Owner or its designated Agent shall provide this written description upon request.

ENLARGED POOL



pavilions / atlantis

									
	sizes [ft/m]	mast height <i>a</i> (in/cm)	canopy height <i>b</i> (in/cm)	flat to flat (diameter) <i>c</i> (in/cm)	point to point (diameter) <i>d</i> (in/cm)	frame width (center to center) <i>e</i> (in/cm)	frame length (center to center) <i>f</i> (in/cm)	total height <i>g</i> (in/cm)	pole diameter <i>h</i> (in/cm)
square 	8.0' / 2.45m	94 / 239	82 / 208	97 / 246	97 / 246	88 / 224	88 / 224	125 / 318	1.5 / 3.8
	9.0' / 2.75m	94 / 239	82 / 208	110 / 279	110 / 279	100.3 / 255	100.3 / 255	118 / 300	1.5 / 3.8
	10.0' / 3.0m	94 / 239	82 / 208	120 / 305	120 / 305	111.5 / 283	111.5 / 283	126 / 320	1.5 / 3.8
	11.0' / 3.4m	94 / 239	82 / 208	132 / 335	132 / 335	123 / 312	123 / 312	128 / 325	1.5 / 3.8
rectangle 	8.0' x 12.0' 2.45m x 3.65m	94 / 239	96 / 244	95 / 241	143 / 363	89 / 226	133 / 338	114 / 290	1.5 / 3.8



vent options



single vent vector vent

curtain options



accent curtains full curtains fabric walls fabric walls with windows

finial



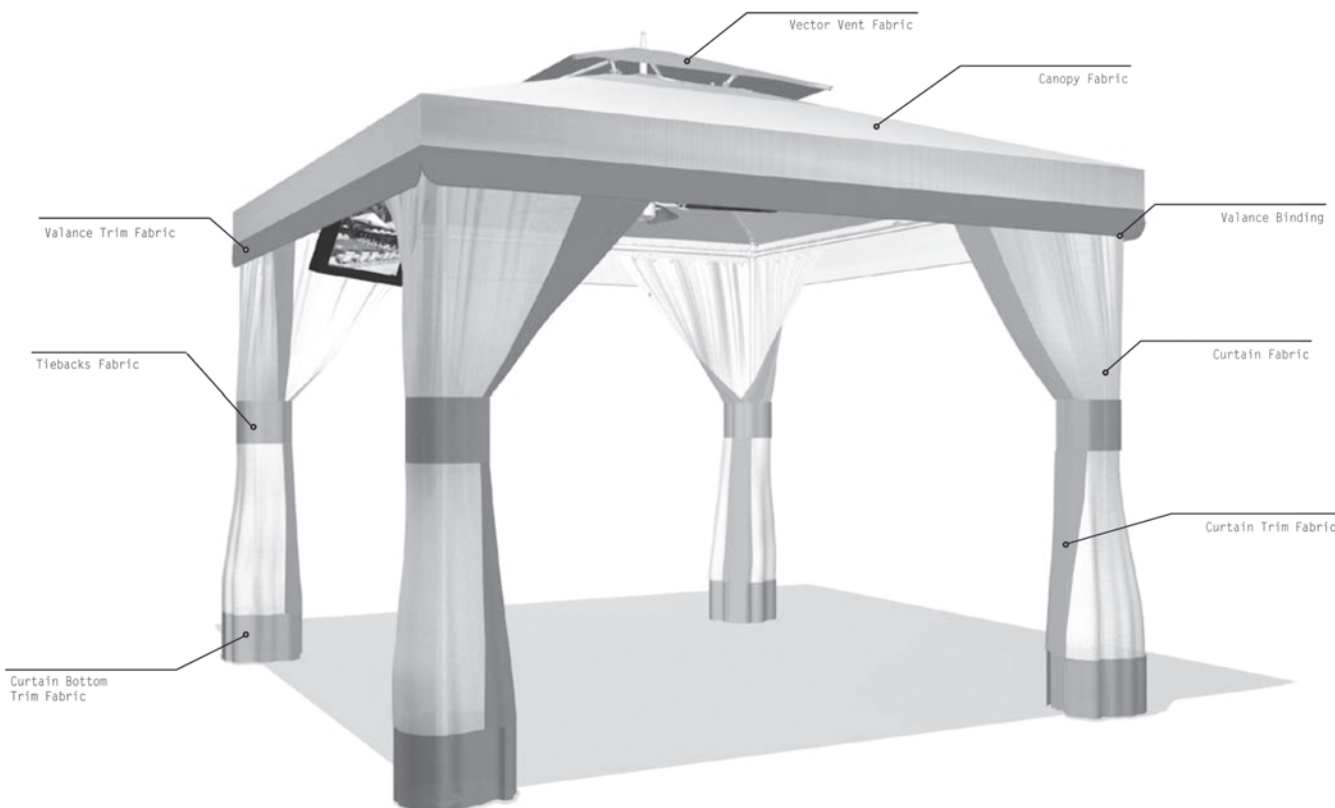
venice aluminum

mast finish



polished titanium

atlantis pavilion fabric / binding selection



Dimensions shown assume default lift system
Options are subject to change without notice
Some options are only available in certain sizes and shapes

TOWN OF GILBERT GRADING AND DRAINAGE NOTES:

1. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE FIFTY-YEAR, TWENTY-FOUR HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
2. ALL FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHALL BE SHOWN ON THE GRADING AND DRAINAGE PLANS TO BE A MINIMUM OF 14" ABOVE OUTFALL OF THE LOT.
3. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNER WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

TOWN OF GILBERT GENERAL NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE TOWN OF GILBERT.
2. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT ENGINEERING DEPARTMENT AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY CONSTRUCTION OF INSPECTION. CALL (480) 503-6847.
3. THE DEVELOPER AND CONTRACTOR SHALL AVOID THE PLACEMENT OF DRIVEWAYS IN CONFLICT WITH UTILITY SERVICES.
4. THE APPLICANT IS RESPONSIBLE FOR THE COORDINATION OF THE RELOCATION OF POWER POLES AND OTHER UTILITIES.
5. BACKFILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST MARICOPA COUNTY SPECIAL PROVISIONS FOR INSTALLATION OF UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AS PER THE 2003 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK.
7. CALL THE BLUE STATE CENTER (602) 263-1100, FORTY-EIGHT (48) HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
8. ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAS TRANSFERRED ALL EXISTING AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, AND THAT HE HAS ALSO CORRECTLY PLOTTED THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENT LINES.
9. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL A NIGHT TIE IN FOR ANY NEW WATER LINE THAT WILL AFFECT EXISTING SERVICE SUFFICIENT TO WARRANT SAME IN THE OPINION OF THE TOWN OFF-SITE INSPECTOR.
10. ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS.
11. CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT AND THE TOWN OF GILBERT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.

DEVELOPER / PROPERTY OWNER
VEDURA RESIDENTIAL
6720 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85253
480-922-9200

ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR. SUITE #101
SCOTTSDALE, ARIZONA 85260
480-588-7226
ATTN: ALI FAKIH

SAN TAN VILLAGE
PRELIMINARY GRADING PLAN
GILBERT, ARIZONA

LEGAL DESCRIPTION

A PORTION OF LOT 1, LOT2 AND LOT 3, SANTAN VILLAGE-PHASE 4, ACCORDING TO BOOK 997, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°37'43"E.

KEY NOTES

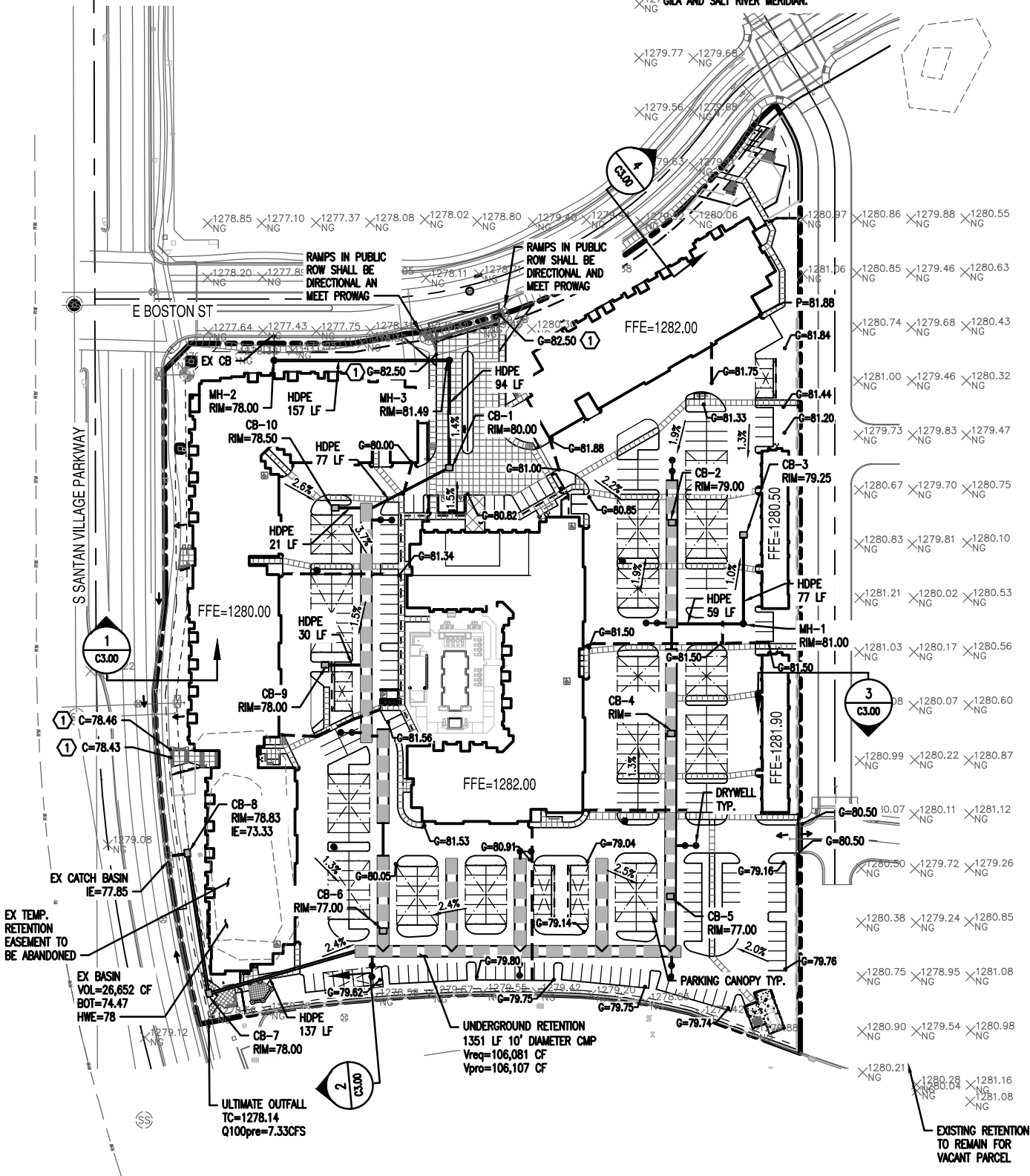
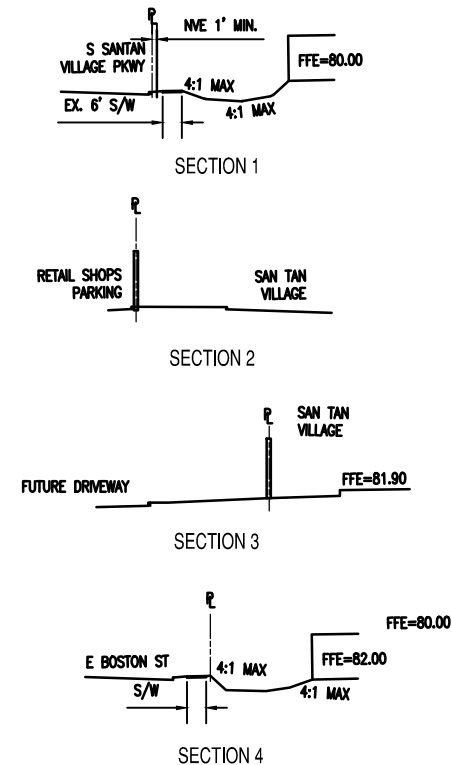
- ① MATCH EXISTING GRADE

PROPOSED LEGEND

- TC=81.94 TOP OF CURB ELEVATION
G=81.44 GUTTER ELEVATION
CURB & GUTTER
SETBACK
RIDGELINE
STORM PIPE
CATCH BASIN
1.0% FLOW ARROW
DRYWELL
FLOW ARROWS

EXISTING LEGEND

- SPOT ELEVATION
FIRE HYDRANT
CENTER LINE
PROPERTY LINE



THIS SET OF PROPOSED AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THIS MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.I.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO HIDDEN, NEW, CONDITIONS OR UNUSUALS. THE VALUE OF THE CONSTRUCTION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CONCERNS. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BUILDING. CONTRACTOR ARE REQUIRED TO KNOW ALL APPLICABLE CONDITIONS AND APPLICABLE CODES.



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226

PROJECT
SAN TAN VILLAGE
LOCATION
GILBERT, ARIZONA

DRAWN
DESIGNED
CHECKED
PROJ. MGR.

NEPA
COUNSELL
FAKIH

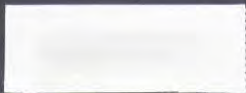
DATE: 05-14-2018
ISSUED FOR:
DR RESUBMITTAL

REVISION NO.: DATE:

JOB NO.: 170924
SHEET TITLE:
PRELIMINARY GRADING PLAN

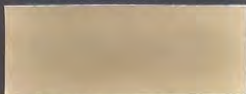
SHEET NO.: C3.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



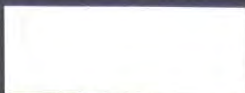
STUCCO COLOR A

A MFGR: SHERWIN WILLIAMS
SW7527 "NANTUCKET DUNE"



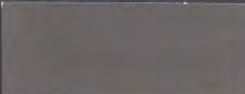
STUCCO COLOR C

C MFGR: SHERWIN WILLIAMS
SW6109 "HOPSACK"



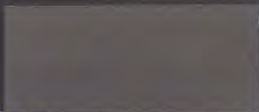
STUCCO COLOR B

B MFGR: SHERWIN WILLIAMS
SW6119 "ANTIQUE WHITE"



STUCCO COLOR D

D MFGR: DUNN EDWARDS
DEC756 "WEATHERED BROWN"



METALS

E MFGR: DUNN EDWARDS
DEC756 "WEATHERED BROWN"



VENEER STONE

F MONTANA CUT LIMESTONE
"ASH BAY" DRY STACK



PATIO PAVERS

MFGR: ARTISTIC PAVES
"GOLDEN BROWN"



SITE WALLS: FLUTED CMU

MFGR: SONORA BLOCK
"TIERRA BROWN"



METAL MESH
McNICHOLS
2 x 2



WINDOWS
LOW-E GLASS
CLEAR



Exp. 8/20/2018

DR18-02: Elevations at Santan
Attachment 8 - Colors and Materials
June 6, 2018

Materials Board



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

ELEVATION SAN TAN • Gilbert, Arizona
Project Number: 17-2020-00 • Date: 03-22-18
2nd Design Review Submittal



1 BUILDING 1 - West
1/8" = 1'-0"



2 BUILDING 1 - West Continue
1/8" = 1'-0"



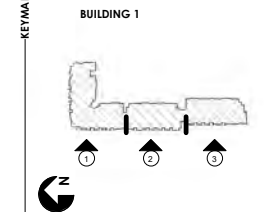
3 BUILDING 1 - WEST
1/8" = 1'-0"

- KEYNOTES**
1. STUCCO - SAND FINISH
 2. METAL AWNING
 3. RESIDENTIAL WINDOWS PER PLAN
 4. METAL RAILING WITH METAL MESH
 5. SMOOTH STUCCO FASCIA
 6. STONE VENEER
 7. METAL MESH INFILL PANELS
 8. CLEARSTORY RESIDENTIAL WINDOWS @ 4TH FLOOR ONLY
 9. STOREFRONT WINDOWS PER PLAN
 10. MECHANICAL UNIT BEYOND
 11. METAL SCUPPER

- GENERAL NOTES**
1. ALL MECHANICAL UNITS WILL BE LOCATED ON THE ROOF, SCREENED BY THE PARAPET WALLS AND SHALL NOT EXTEND ABOVE THE PARAPET HEIGHT.
 2. NO ROOF LADDERS SHALL BE ALLOWED.
 3. NO DOWNPOUT / EXTERNAL DRAINS SHALL BE ALLOWED.
 4. NO UNSCREENED METERS SHALL FACE PUBLIC STREETS, CORNERS ONLY.
 5. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 8. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 9. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 10. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.

EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 "NAVYBUCKET DRIVE"
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 "ANTIQUE WHITE"
C	STUCCO COLOR	SHERWIN WILLIAMS	SW6109 "HIPSACK"
D	STUCCO COLOR	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
E	METALS	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LIMESTONE "ASH BAY" DRY STACK

- WINDOW NOTES**
1. DWELLING / RESIDENTIAL WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .24
 - FRENCH GLASS DOOR U VALUE .29
 - FRENCH GLASS DOOR SHGC VALUE .29
 2. AMENITIES / STORE FRONT WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .25
 - STOREFRONT DOOR w/ LESS THAN 50% GLASS U VALUE .24
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS U VALUE .29
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25



GILBERT, ARIZONA
VEDURA
RESIDENTIAL
6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253
(480) 922-9200 P
(480) 922-9201 F



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Landscape Architecture
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Phoenix, AZ 85018
602.952-8280p 602.952-8995f
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03-22-18
SD PHASE
DR 2nd SUBMITTAL

Proj Mgr.
Dwn By: Author

Rev. Date: Description:
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EXTERIOR
ELEVATIONS -
BUILDING 1

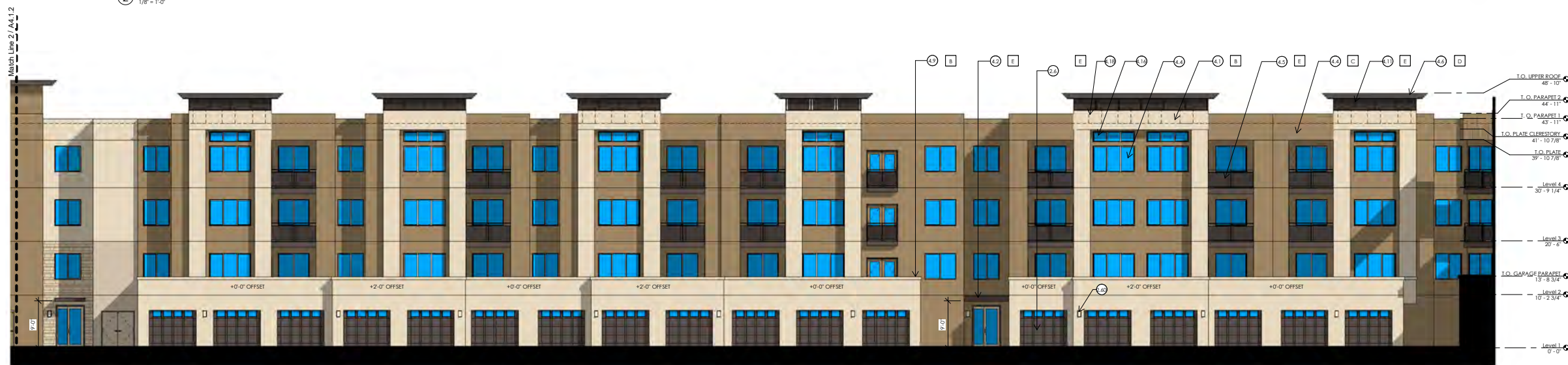
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1 BUILDING 1 - South End
1/8" = 1'-0"



2 BUILDING 1 - East
1/8" = 1'-0"



3 BUILDING 1 - East
1/8" = 1'-0"

KEYNOTES

2.6 METAL GARAGE DOOR
2.6.0 WALL MOUNTED LIGHT FIXTURE
4.1 STUCCO - SAND FINISH
4.2 METAL AWNING
4.4 RESIDENTIAL WINDOWS PER PLAN
4.5 METAL RAILING WITH METAL MESH
4.6 SMOOTH STUCCO FASCIA
4.9 STUCCO FOAM POP-OUT
4.10 STONE VENEER
4.11 METAL MESH IN-FILL PANELS
4.16 CLEARSTORY RESIDENTIAL WINDOWS @ 4TH FLOOR ONLY
4.17 STOREFRONT WINDOWS PER PLAN
4.18 MECHANICAL UNIT BEYOND

GENERAL NOTES

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2. NO ROOF LADDERS SHALL BE ALLOWED.
3. NO DOWNSPOUT / EXTERNAL DRAINS SHALL BE ALLOWED.
4. NO UNSCREENED METERS SHALL FACE PUBLIC STREETS.
5. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
6. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
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9. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
10. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.

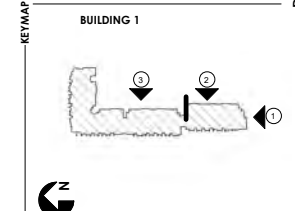
EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 "NAUTUCKET DRIVE"
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 "ANTIQUE WHITE"
C	STUCCO COLOR	SHERWIN WILLIAMS	SW6109 "HOPSACK"
D	STUCCO COLOR	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
E	METALS	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LUMESTONE "ASH BAY" DRY STACK

WINDOW NOTES

1. DWELLING / RESIDENTIAL WINDOWS:
- WINDOW U VALUE .29
- WINDOW SHGC VALUE .24
- FRENCH GLASS DOOR U VALUE .29
- FRENCH GLASS DOOR SHGC VALUE .29

2. AMENITIES / STORE FRONT WINDOWS:
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- WINDOW SHGC VALUE .25
- STOREFRONT DOOR w/ LESS THAN 50% GLASS U VALUE .24
- STOREFRONT DOOR w/ LESS THAN 50% GLASS SHGC VALUE .25
- STOREFRONT DOOR w/ MORE THAN 50% GLASS U VALUE .29
- STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25



NO. 17-2020-00
**ELEVATION
SAN TAN**

GILBERT, ARIZONA
**VEDURA
RESIDENTIAL**
6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253
(480) 922-9200 P
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SD PHASE
DR 2nd SUBMITTAL

Proj Mgr.
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EXTERIOR
ELEVATIONS -
BUILDING 1

A4.1.2



NO. 17-2020-00

ELEVATION
SAN TAN

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253

(480) 922-9200 P

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EXTERIOR
ELEVATIONS -
BUILDING 2

A4.2.2

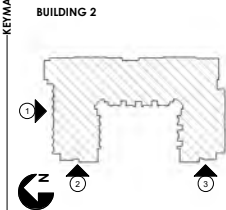
- KEYNOTES**
- 2.60 WALL MOUNTED LIGHT FIXTURE
 - 4.1 STUCCO - SAND FINISH
 - 4.2 METAL AWNING
 - 4.4 RESIDENTIAL WINDOWS PER PLAN
 - 4.5 METAL RAILING WITH METAL MESH
 - 4.6 SMOOTH STUCCO FASCIA
 - 4.9 STUCCO FOAM POP-OUT
 - 4.10 STONE VENEER
 - 4.11 METAL MESH INFILL PANELS
 - 4.16 CLEARSTORY RESIDENTIAL WINDOWS @ 4TH FLOOR ONLY
 - 4.17 STOREFRONT WINDOWS PER PLAN
 - 4.18 MECHANICAL UNIT BEYOND
 - 4.22 METAL SCUPPER

- GENERAL NOTES**
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 2. NO ROOF LADDERS SHALL BE ALLOWED.
 3. NO DOWNPOUT / EXTERNAL DRAINS SHALL BE ALLOWED.
 4. NO UNSCREENED METERS SHALL FACE PUBLIC STREETS.
 5. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 8. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 9. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 10. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 "NANTUCKET DRIVE"
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 "ANTIQUE WHITE"
C	STUCCO COLOR	SHERWIN WILLIAMS	SWA109 "HOPSACK"
D	STUCCO COLOR	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
E	METALS	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LIMESTONE "ASH BAT" DRY STACK

- WINDOW NOTES**
1. DWELLING / RESIDENTIAL WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .24
 - FRENCH GLASS DOOR U VALUE .29
 - FRENCH GLASS DOOR SHGC VALUE .29
 2. AMENITIES / STORE FRONT WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .25
 - STOREFRONT DOOR w/ LESS THAN 50% GLASS U VALUE .24
 - STOREFRONT DOOR w/ LESS THAN 50% GLASS SHGC VALUE .25
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS U VALUE .29
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25



① BUILDING 2 - North
1/8" = 1'-0"



② BUILDING 2 - West - North End
1/8" = 1'-0"



③ BUILDING 2 - West - South End
1/8" = 1'-0"



1 BUILDING 2 - North Courtyard
1/8" = 1'-0"



2 BUILDING 2 - West Courtyard
1/8" = 1'-0"



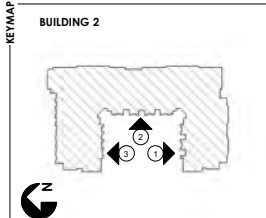
3 BUILDING 2 - South Courtyard
1/8" = 1'-0"

KEYNOTES
2.60 WALL MOUNTED LIGHT FIXTURE
4.1 STUCCO - SAND FINISH
4.4 RESIDENTIAL WINDOWS PER PLAN
4.5 METAL RAILING WITH METAL MESH
4.6 SMOOTH STUCCO FASCIA
4.10 STONE VENEER
4.11 METAL MESH IN-FILL PANELS
4.16 CLEARSTORY RESIDENTIAL WINDOWS @ 4TH FLOOR ONLY
4.17 STORERONT WINDOWS PER PLAN
4.18 MECHANICAL UNIT BEYOND
4.22 METAL SCUPPER

GENERAL NOTES
1. ALL MECHANICAL UNITS WILL BE LOCATED ON THE ROOF, SCREENED BY THE PARAPET WALLS AND SHALL NOT EXTEND ABOVE THE PARAPET HEIGHT.
2. NO ROOF LADDERS SHALL BE ALLOWED.
3. NO DOWNSPOUT / EXTERNAL DRAINS SHALL BE ALLOWED
4. NO WINKERHEND METERS SHALL FACE PUBLIC STREETS.
5. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
6. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURER'S SPECIFICATIONS.
7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
8. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
9. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
10. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.

EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 "NAVYBUCKET DRIVE"
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 "PARTRIQUE WHITE"
C	STUCCO COLOR	SHERWIN WILLIAMS	SW6109 "TOPSACK"
D	STUCCO COLOR	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
E	METALS	DUNN EDWARDS	DEC756 "WEATHERED BROWN"
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LIMESTONE "ASH BAY" DRY STACK

WINDOW NOTES
1. DWELLING / RESIDENTIAL WINDOWS:
- WINDOW U VALUE .29
- WINDOW SHGC VALUE .24
- FRENCH GLASS DOOR U VALUE .29
- FRENCH GLASS DOOR SHGC VALUE .29
2. AMENITIES / STORE FRONT WINDOWS:
- WINDOW U VALUE .29
- WINDOW SHGC VALUE .25
- STOREFRONT DOOR w/ LESS THAN 50% GLASS U VALUE .24
- STOREFRONT DOOR w/ LESS THAN 50% GLASS SHGC VALUE .25
- STOREFRONT DOOR w/ MORE THAN 50% GLASS U VALUE .29
- STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25



PROJECT NO. 17-2020-00

ELEVATION SAN TAN

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

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NOTICE OF ALTERNATE BILLING CYCLE:
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EXTERIOR
ELEVATIONS -
BUILDING 2

A4.2.3

ELEVATION
SAN TAN

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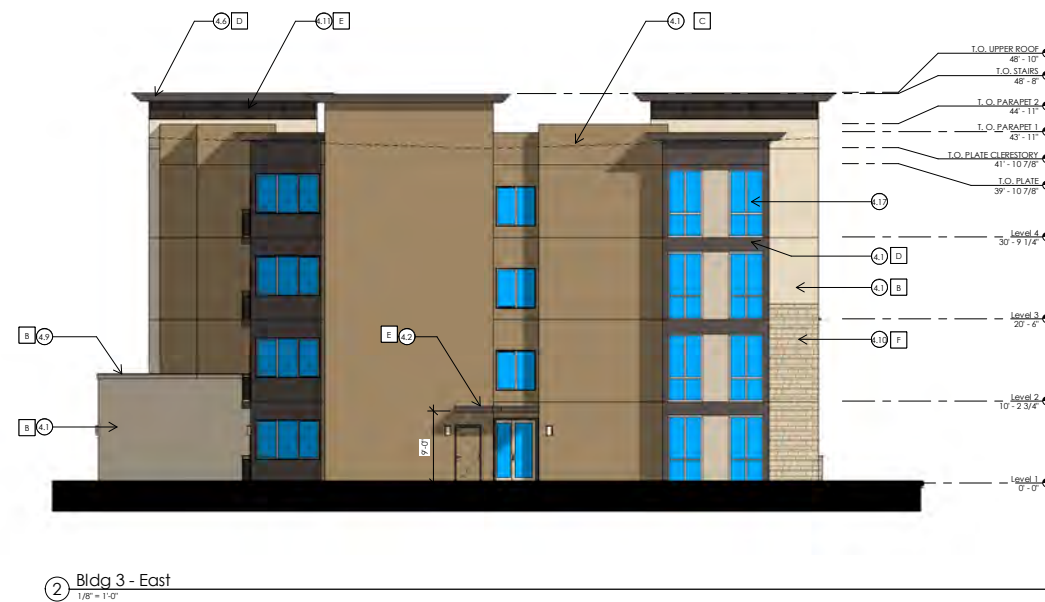
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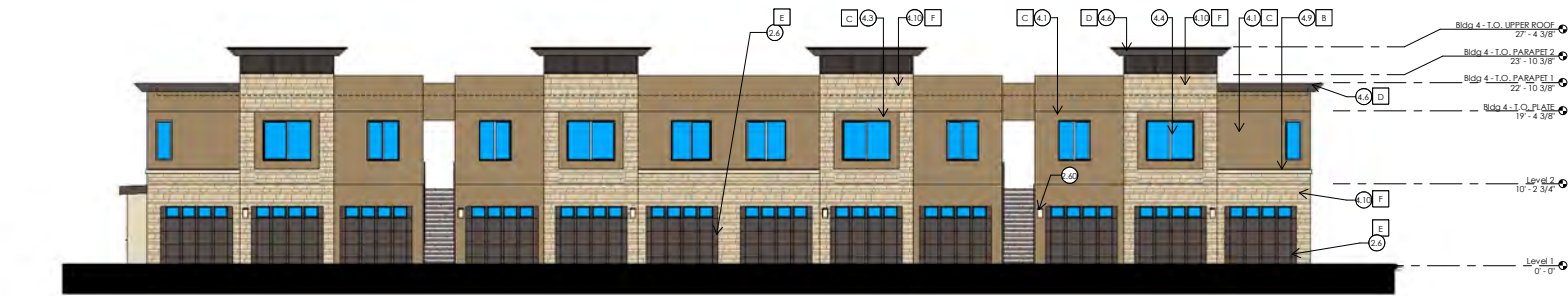


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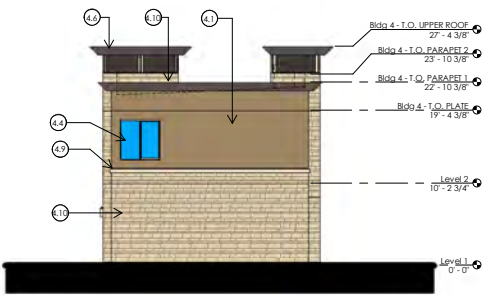
EXTERIOR
ELEVATIONS -
BUILDING 3

A4.3.2

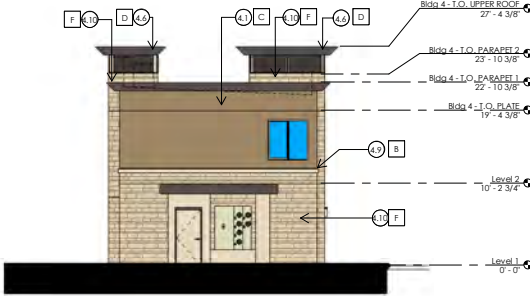




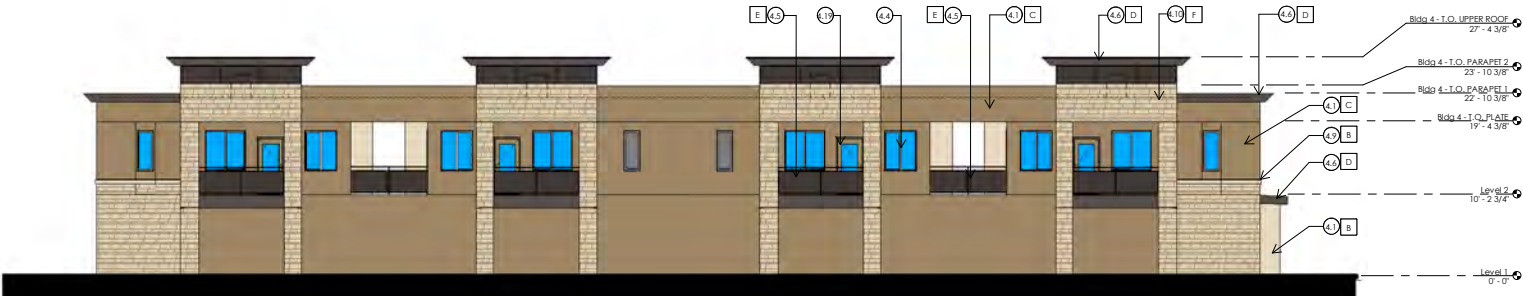
① Bldg 4 - West
1/8" = 1'-0"



③ Bldg 4 - South
1/8" = 1'-0"



② Bldg 4 - North
1/8" = 1'-0"



④ Bldg 4 - East
1/8" = 1'-0"



⑤ Bldg 4 - East w/ FENCE
1/8" = 1'-0"

- KEYNOTES**
- 2.6 METAL GARAGE DOOR
 - 2.40 WALL MOUNTED LIGHT FIXTURE
 - 4.1 STUCCO - SAND FINISH
 - 4.3 STUCCO CONTROL JOINT
 - 4.4 RESIDENTIAL WINDOWS PER PLAN
 - 4.5 METAL RAILING WITH METAL MESH
 - 4.6 SMOOTH STUCCO FASCIA
 - 4.9 STUCCO FOAM POP-OUT
 - 4.10 STONE VENEER
 - 4.11 METAL MESH IN-FILL PANELS
 - 4.19 DOOR PER PLAN

- GENERAL NOTES**
1. ALL MECHANICAL UNITS WILL BE LOCATED ON THE ROOF. SCREENED BY THE PARAPET WALLS AND SHALL NOT EXTEND ABOVE THE PARAPET HEIGHT.
 2. NO ROOF LADDERS SHALL BE ALLOWED.
 3. NO DOWNPOUT / EXTERNAL DRAINS SHALL BE ALLOWED.
 4. NO UNSCREENED METERS SHALL FACE PUBLIC STREETS. CORNERS ONLY.
 5. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURERS SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 8. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 9. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SUES.
 10. EXTERIOR DOOR AND FRAME COLORS TO MATCH. U.N.O.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	STUCCO COLOR	SHERWIN WILLIAMS	SW7527 'NAANTUCKET DRIVE'
B	STUCCO COLOR	SHERWIN WILLIAMS	SW6119 'ANTIQUE WHITE'
C	STUCCO COLOR	SHERWIN WILLIAMS	SW6109 'HOPSACK'
D	STUCCO COLOR	DUNN EDWARDS	DEC756 'WEATHERED BROWN'
E	METALS	DUNN EDWARDS	DEC756 'WEATHERED BROWN'
F	STONE VENEER	SHERWIN WILLIAMS	MONTANA CUT LIMESTONE 'ASH BAY' DRY STACK

- WINDOW NOTES**
1. DWELLING / RESIDENTIAL WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .24
 - FRENCH GLASS DOOR U VALUE .29
 - FRENCH GLASS DOOR SHGC VALUE .29
 2. AMENITIES / STORE FRONT WINDOWS:
 - WINDOW U VALUE .29
 - WINDOW SHGC VALUE .25
 - STOREFRONT DOOR w/ LESS THAN 50% GLASS U VALUE .24
 - STOREFRONT DOOR w/ LESS THAN 50% GLASS SHGC VALUE .25
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS U VALUE .29
 - STOREFRONT DOOR w/ MORE THAN 50% GLASS SHGC VALUE .25

PROJECT NO. 17-2020-00
**ELEVATION
SAN TAN**

CLIENT GILBERT, ARIZONA
**VEDURA
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EXTERIOR
ELEVATIONS -
BUILDING 4

A4.4.1

ELEVATION
SAN TAN

CLIENT GILBERT, ARIZONA
VEDURA
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3D VIEWS

A12.1



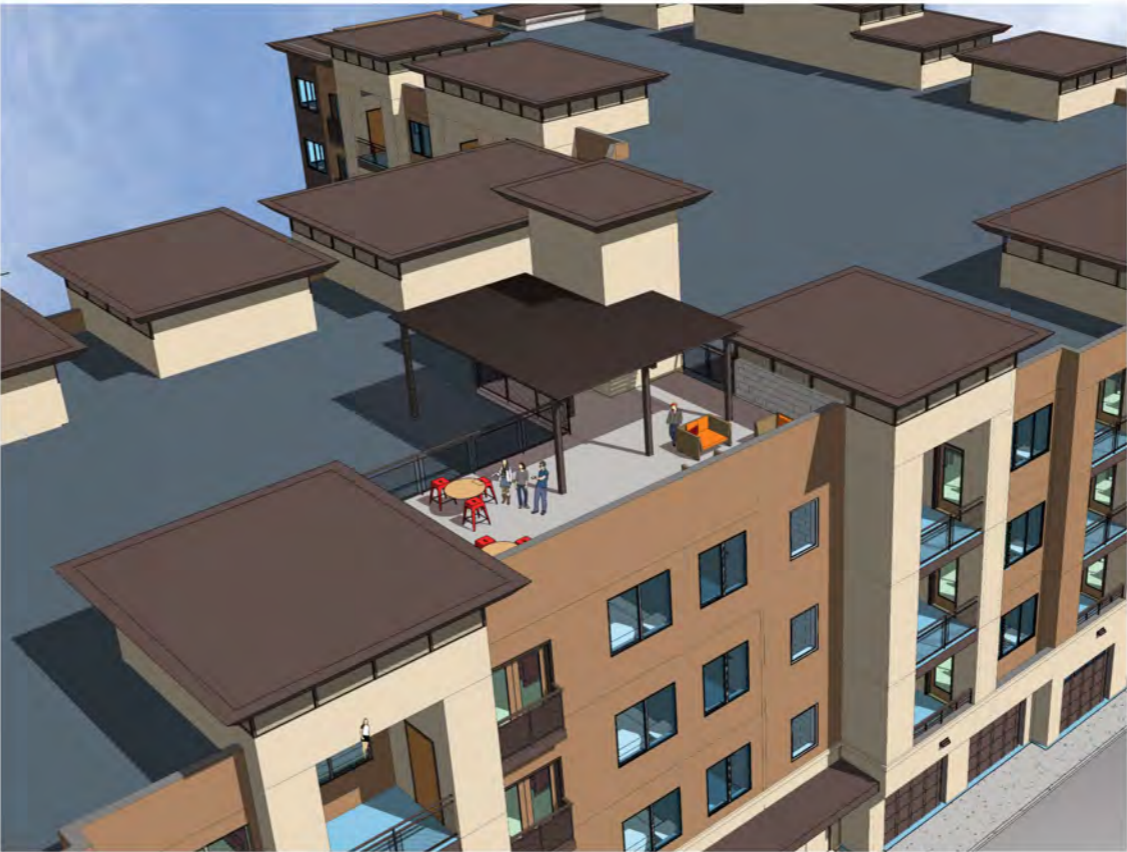
3 BOSTON CORNER



2 LEASING OFFICE VIEW



1 BOSTON AND SAN TAN VILLAGE



2 VIEW DECK - BUILDING 2



1 TANDEM GARAGES

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Dwn By: Author

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GROSS BUILDING FLOOR S.F.-BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,020 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,629 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONY'S.

*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A4.1 SERIES

TYPE 'A' UNITS

ROOM NUMBER

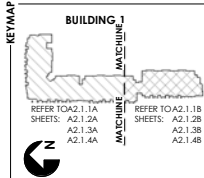
BUILDING FLOOR

BUILDING NUMBER

STOREFRONT TYPE, REFER TO DRAWING A-

SLAB/FLOOR SLOPE - 1/8" / FT MIN 5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT



GILBERT, ARIZONA

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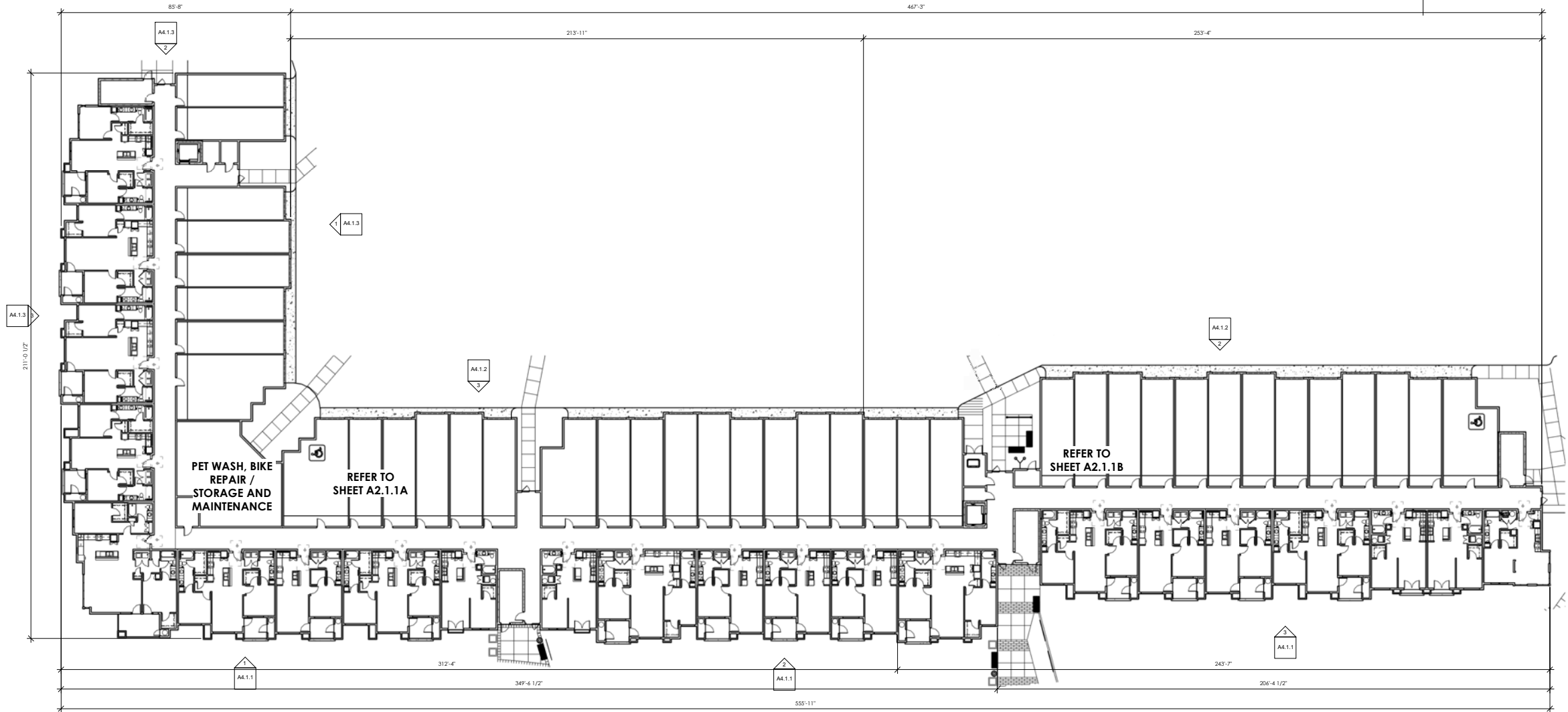
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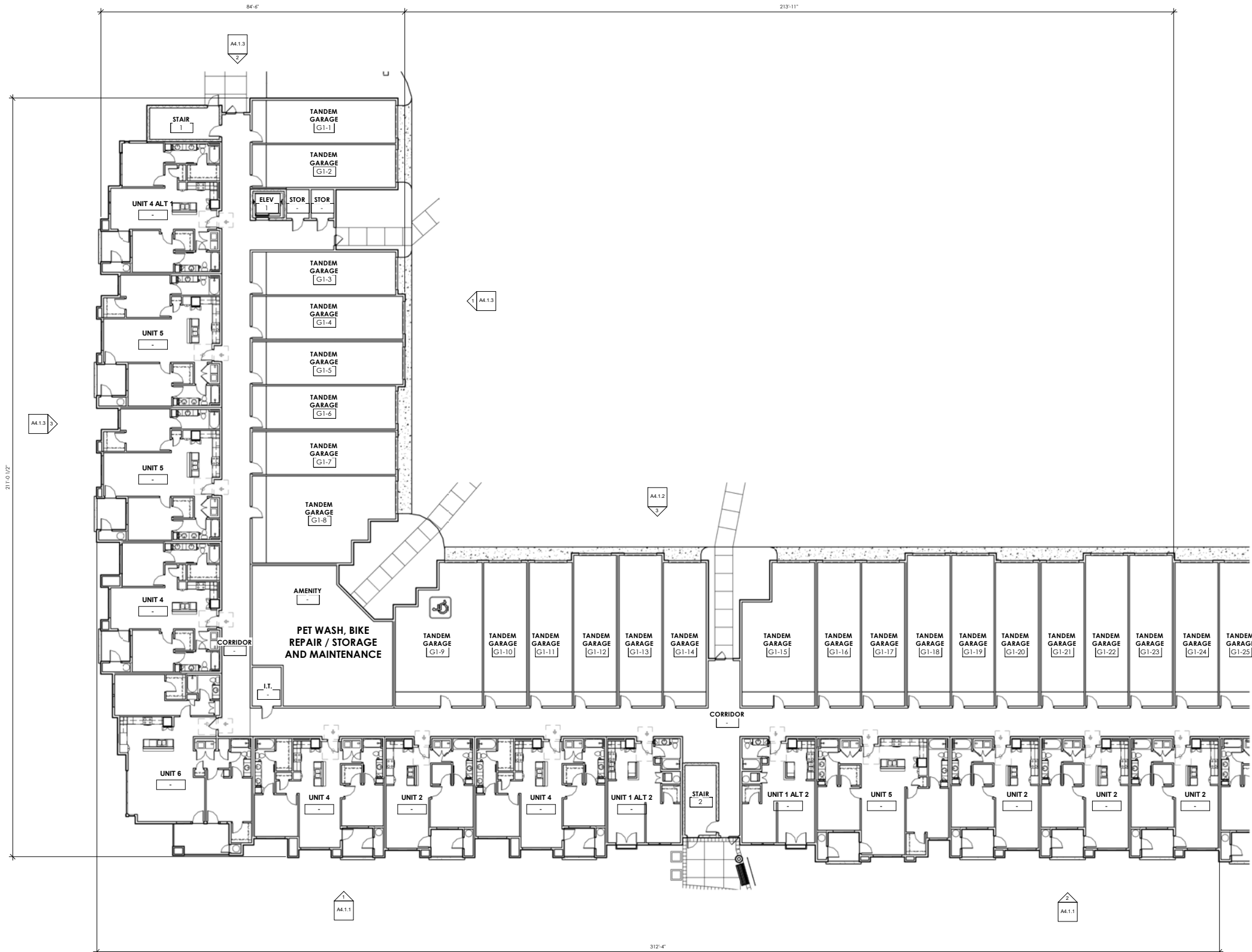
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BUILDING 1 -
OVERALL 1st
FLOOR PLAN

A2.1.1



1 BUILDING 1 - Level 1
1/16" = 1'-0"



1 BUILDING 1 - Level 1
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GENERAL NOTES

SYMBOLS

KEYMAP

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building	Level	Area Type	Area
BUILDING 1	Level 1		28,000 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,429 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

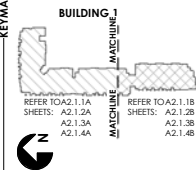
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*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
2. REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES. REFER TO DRAWINGS A4.1 SERIES.
3. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
4. REFER TO DRAWINGS A4.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
5. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
7. EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL A4.0.1.
8. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.
9. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
10. COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
11. REFER TO SITE PLAN FOR FDC LOCATION.
12. TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SEE DRAWING A4.1 FOR ADDITIONAL SYMBOLS

- ROOM NAME
10001
- TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER
- STOREFRONT TYPE. REFER TO DRAWING A-.
- SLOPE
1/8" FT
- SLAB/FLOOR SLOPE - 1/8" FT MIN
25 MAX / 25 MAX CROSS SLOPE
- EXTENT OF CLEARSTORY PLATE
HEIGHT AT TOP FLOORS ONLY
REFER TO RCPS FOR HEIGHT

KEYMAP



PROJECT
NO. 17-2020-00
**ELEVATION
SAN TAN**

CLIENT
GILBERT, ARIZONA
**VEDURA
RESIDENTIAL**
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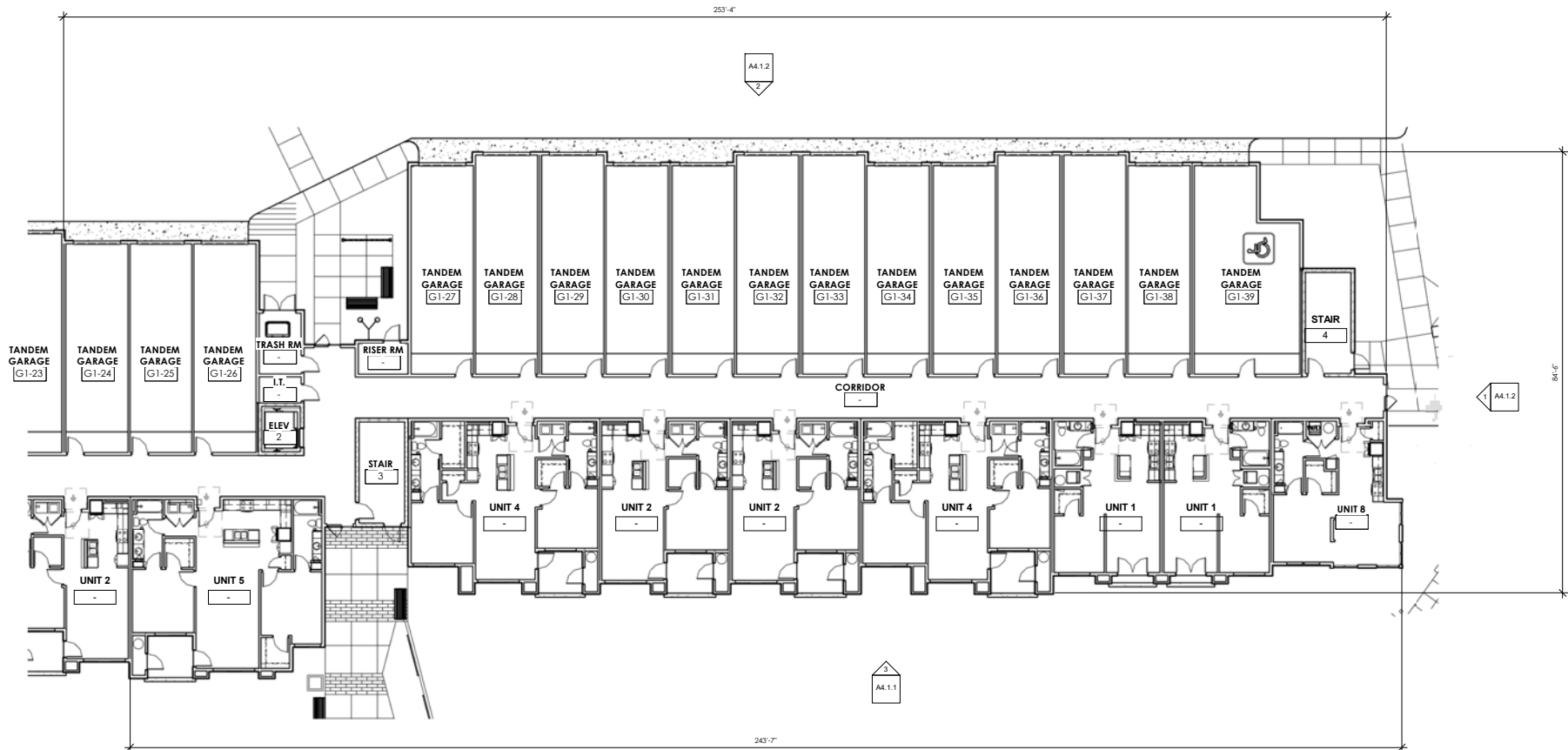
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BUILDING 1-
PARTIAL 1st
FLOOR PLAN

A2.1.1A



1 BUILDING 1 - Level 1 Continue
3/32" = 1'-0"

KEYNOTES

1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.

2. REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES. REFER TO DRAWINGS A4.1 SERIES.

3. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.

4. REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.

5. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.

6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

7. EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL A4.10.1.

8. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.

9. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.

10. COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.

11. REFER TO SITE PLAN FOR FDC LOCATION.

12. TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,020 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,429 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,936 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO, OR BALCONY'S.

*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

GENERAL NOTES

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME	ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES
10001	TYPE 'A' UNITS
	ROOM NUMBER
	BUILDING FLOOR
	BUILDING NUMBER

11 STOREFRONT TYPE. REFER TO DRAWING A-.

12 SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 2% MAX. CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT

KEYMAP

BUILDING 1

REFER TO A2.1.1A SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

PROJECT

NO. 17-2020-00

ELEVATION

SAN TAN


CLIENT

GILBERT, ARIZONA

VEDURA RESIDENTIAL

6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253
(480) 922-9200 P
(480) 922-9201 F

SEAL



GARY D. TODD
13467
12-31-19
ARCHITECT - AZ

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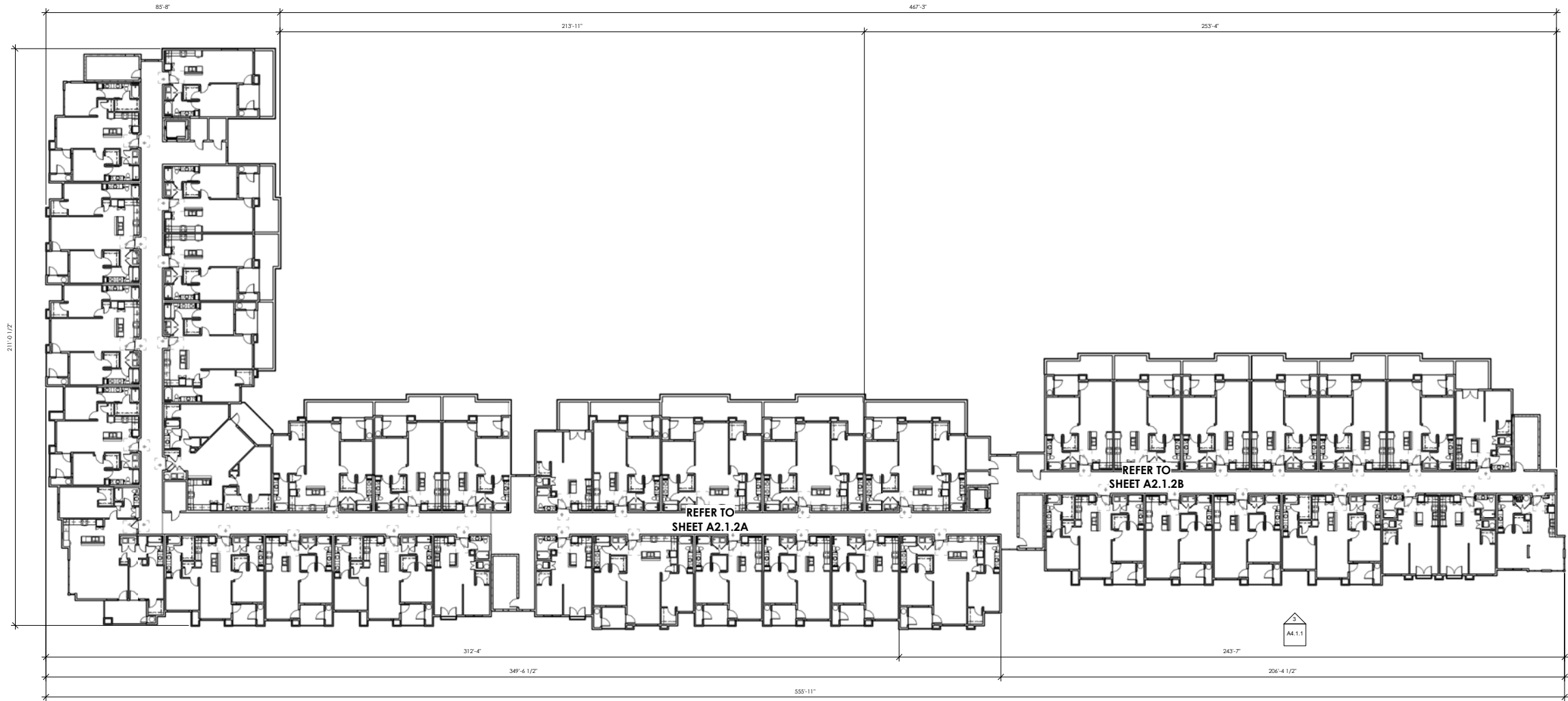
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BUILDING 1 -

PARTIAL 1st

FLOOR PLAN

A2.1.1B



① BUILDING 1 - Level 2
1/16" = 1'-0"

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1	AMENITY	28,100 SF
BUILDING 1	Level 2	AMENITY	21,304 SF
BUILDING 1	Level 3	AMENITY	21,629 SF
BUILDING 1	Level 4	AMENITY	45,000 SF
BUILDING 1	Level 5	AMENITY	44,993 SF
BUILDING 1	Level 6	AMENITY	44,993 SF
			185,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONY'S.
* ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY.

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

SYMBOLS

ROOM NAME: ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS: TYPE "A" UNITS

ROOM NUMBER: ROOM NUMBER

BUILDING FLOOR: BUILDING FLOOR

BUILDING NUMBER: BUILDING NUMBER

STOREFRONT TYPE: REFER TO DRAWING A-

SLOPE: SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 25% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT

KEYMAP

BUILDING 1

REFER TO A2.1.1A SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

PROJECT NO. 17-2020-00

**ELEVATION
SAN TAN**

CLIENT GILBERT, ARIZONA

**VEDURA
RESIDENTIAL**

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Scottsdale, AZ 85253
(480) 922-9200 P
(480) 922-9201 F

SEAL

GARY D. TODD
05-14-18
REGISTERED ARCHITECT
STATE OF ARIZONA
Expires 03/31/2019

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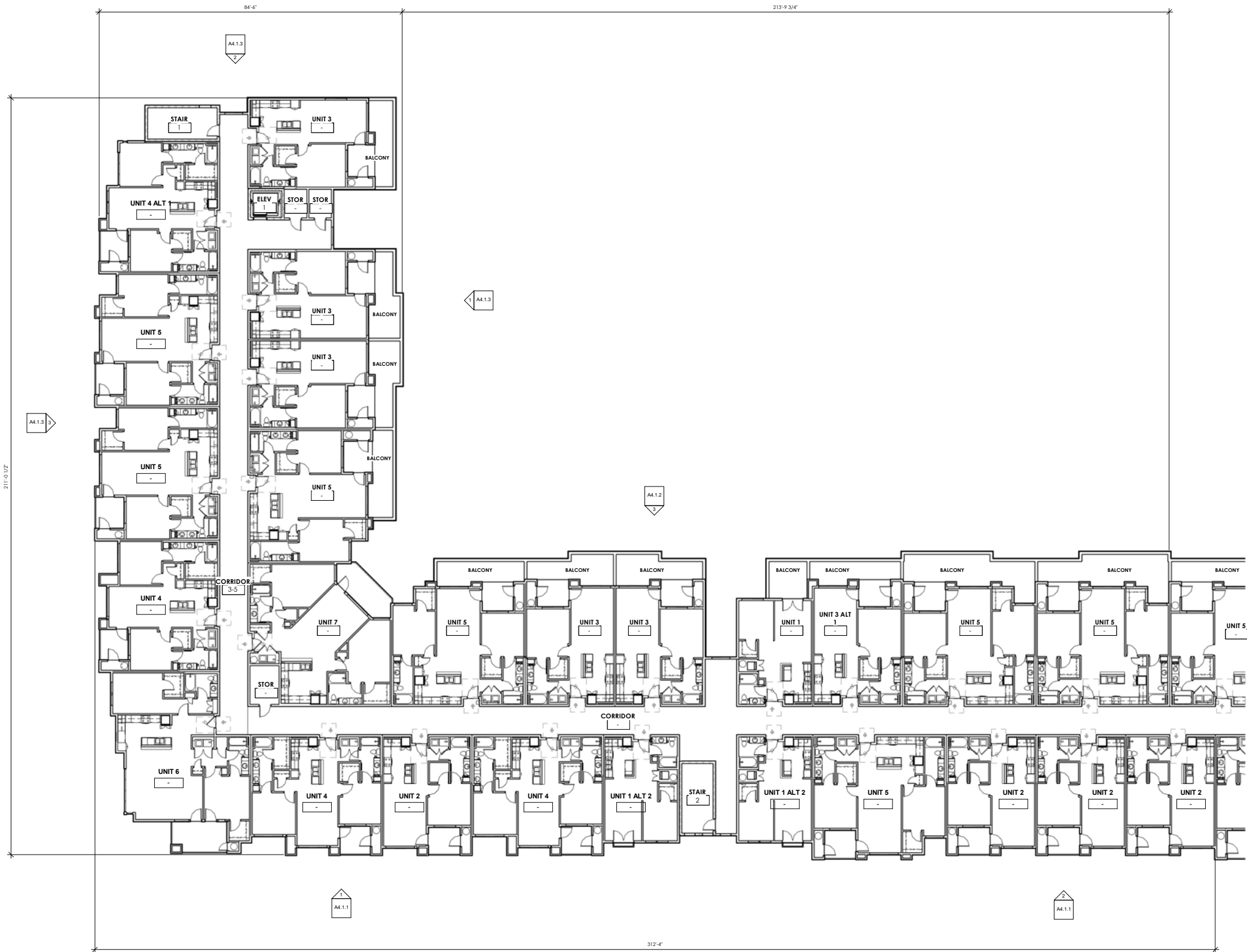
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BUILDING 1 -
OVERALL 2nd
FLOOR PLAN

A2.1.2



1 BUILDING 1 - Level 2
3/32" = 1'-0"

KEYNOTES

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,722 SF
BUILDING 1	Level 1	AMENITY	2,304 SF
BUILDING 1	Level 2	GARAGE	21,629 SF
BUILDING 1	Level 2		46,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONIES.
*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

PROJECT

SEAL

1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
2. REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES.
3. REFER TO DRAWINGS A4.1 SERIES.
4. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
5. REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
6. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
7. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
8. EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL (A10.1).
9. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.
10. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
11. COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
12. REFER TO SITE PLAN FOR FDC LOCATION.
13. TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

GENERAL NOTES

CONTACT

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS

ROOM NUMBER

BUILDING FLOOR

BUILDING NUMBER

STOREFRONT TYPE. REFER TO DRAWING A-.

SLAB/FLOOR SLOPE - 1/8" PER FOOT MIN 5% MAX / 2% MAX. CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPs FOR HEIGHT

DATA

KEYMAP

BUILDING 1

REFER TO A2.1.1A SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

KEYMAP

NO. 17-2020-00

ELEVATION SAN TAN

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253

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SD PHASE
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Dwn By: Author

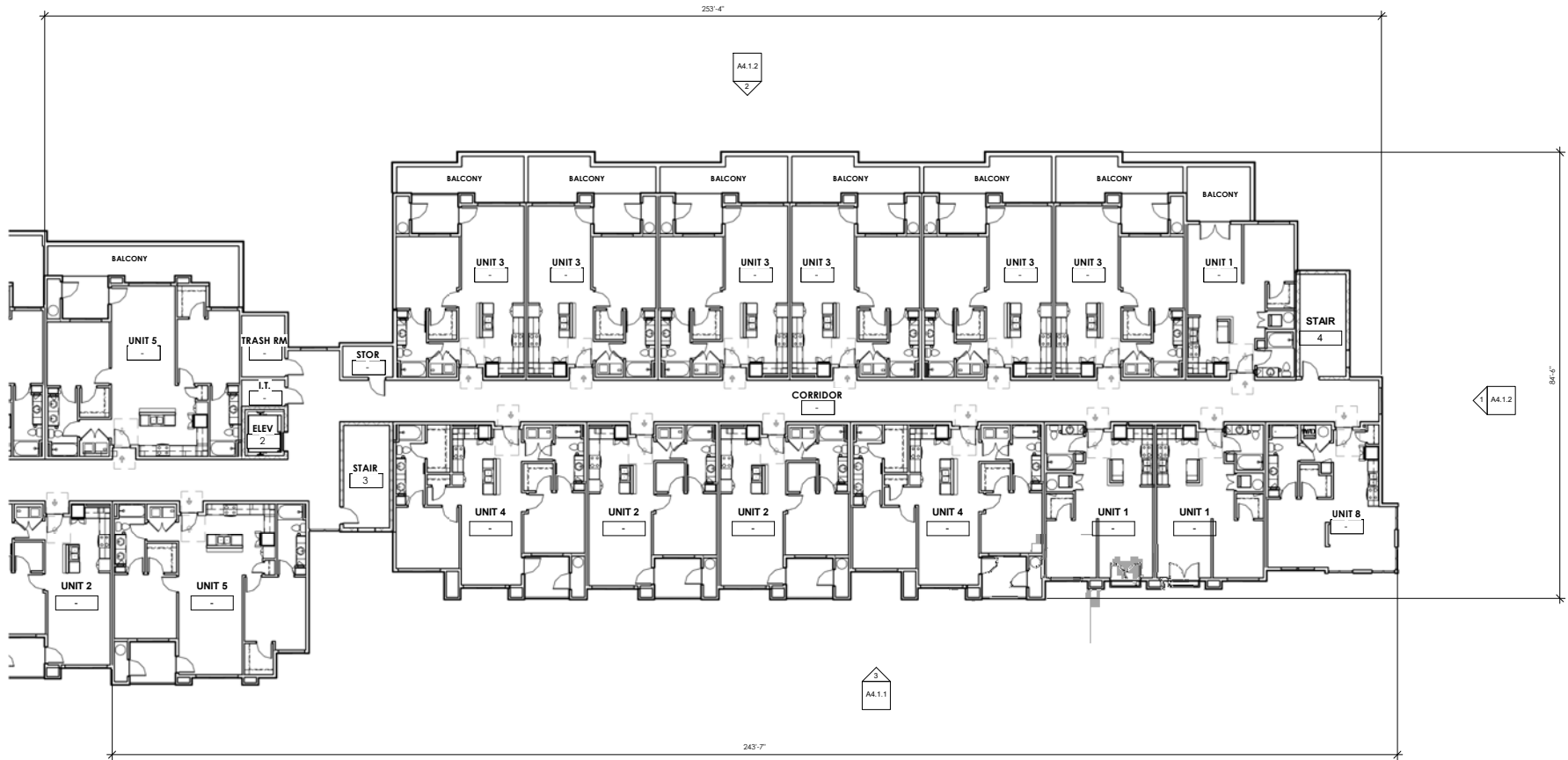
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BUILDING 1-
PARTIAL 2nd
FLOOR PLAN

A2.1.2A



1 BUILDING 1 - Level 2 Continue
3/32" = 1'-0"

KEYNOTES

GROSS BUILDING FLOOR S.F. - BLDG 1

Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,120 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 2	GARAGE	21,629 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			165,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONY'S

*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

PROJECT

BUILDING GROSS S.F.

COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.

REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES.

REFER TO DRAWINGS A4.1 SERIES.

REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.

REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.

COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.

DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL -JA10.1.

PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES.

SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.

COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.

REFER TO SITE PLAN FOR FDC LOCATION.

TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

CLIENT

SEAL

13467
GARY D. TODD
05-14-18
REGISTERED PROFESSIONAL ARCHITECT
STATE OF ARIZONA

Expires 05/30/2019

CONTACT

SYMBOLS

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS

ROOM NUMBER

BUILDING FLOOR

BUILDING NUMBER

STOREFRONT TYPE, REFER TO DRAWING A--

SLAB/FLOOR SLOPE - 1/8" PER 5% MAX / 2% MAX. CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT

KEYMAP

BUILDING 1

REFER TO A2.1.1A SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

MATCHING

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NO. 17-2020-00

ELEVATION SAN TAN

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

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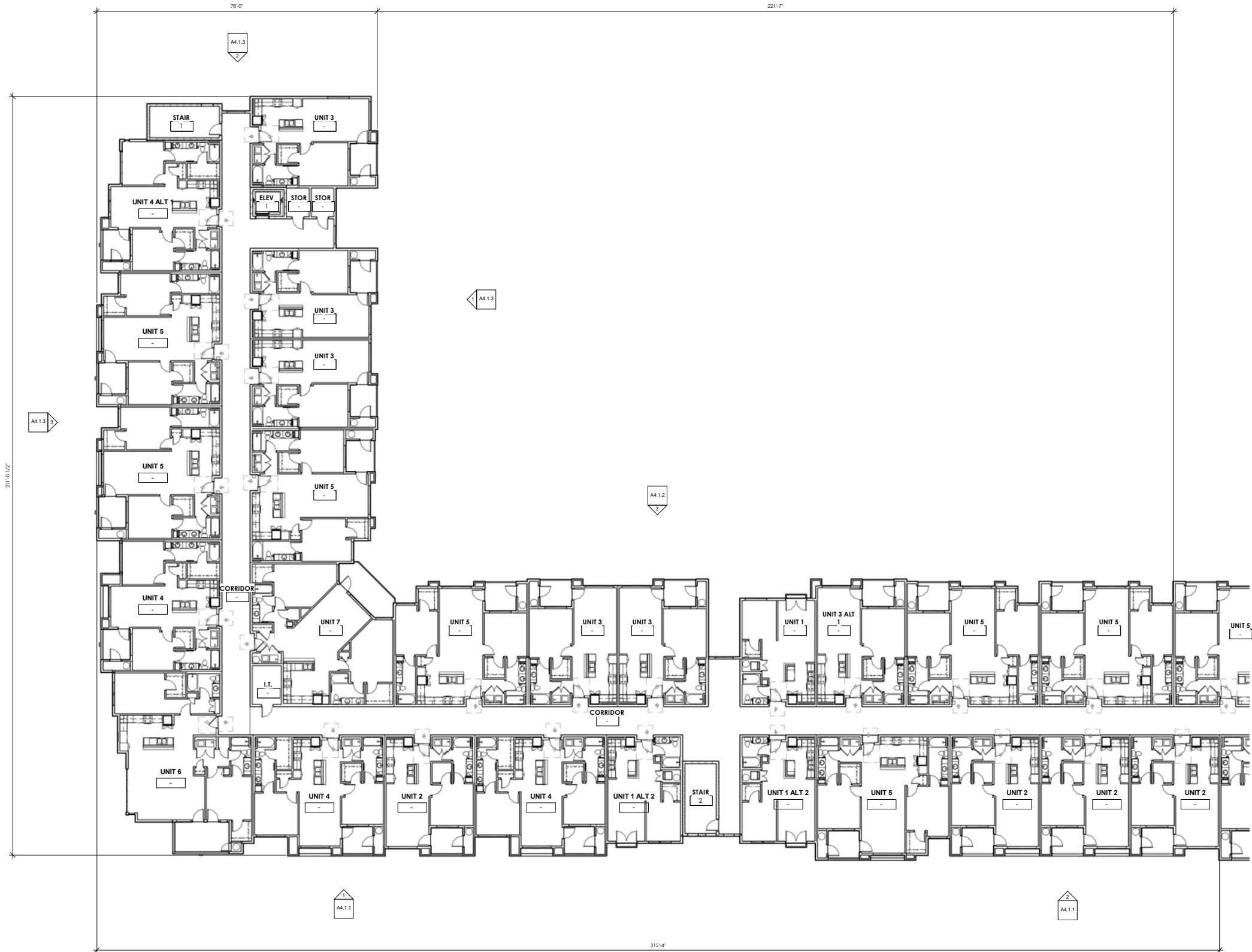
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Dwn By: Author

Rev. Date: Description:

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BUILDING 1-
PARTIAL 2nd
FLOOR PLAN

A2.1.2B



1 BUILDING 1 - Level 3
3/32" = 1'-0"

KEYNOTES

GROSS BUILDING FLOOR S.F. - BLDG 1

Building	Type	Level	Area Type	Area
BUILDING 1	Level 1	AMENITY		28,020 SF
BUILDING 1	Level 1	GARAGE		1,304 SF
BUILDING 1	Level 2			21,629 SF
BUILDING 1	Level 3			45,000 SF
BUILDING 1	Level 4			44,993 SF
BUILDING 1	Level 5			44,993 SF
BUILDING 1	Level 6			44,993 SF
BUILDING 1	Level 7			44,993 SF
BUILDING 1	Level 8			44,993 SF
BUILDING 1	Level 9			44,993 SF
BUILDING 1	Level 10			44,993 SF
BUILDING 1	Level 11			44,993 SF
BUILDING 1	Level 12			44,993 SF
BUILDING 1	Level 13			44,993 SF
BUILDING 1	Level 14			44,993 SF
BUILDING 1	Level 15			44,993 SF
BUILDING 1	Level 16			44,993 SF
BUILDING 1	Level 17			44,993 SF
BUILDING 1	Level 18			44,993 SF
BUILDING 1	Level 19			44,993 SF
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BUILDING 1	Level 93			44,993 SF
BUILDING 1	Level 94			44,993 SF
BUILDING 1	Level 95			44,993 SF
BUILDING 1	Level 96			44,993 SF
BUILDING 1	Level 97			44,993 SF
BUILDING 1	Level 98			44,993 SF
BUILDING 1	Level 99			44,993 SF
BUILDING 1	Level 100			44,993 SF

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GENERAL NOTES

- COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
- REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES. REFER TO DRAWINGS A4.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING. SEE DETAIL -J10.1.
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SYMBOLS

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME
10001
ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE 'A' UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE, REFER TO DRAWING A-.

SLAB/FLOOR SLOPE - 1/8" MIN
5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY
REFER TO RCPS FOR HEIGHT

KEYMAP

BUILDING 1
REFER TO A2.1.1A
SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B
SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

PROJECT

NO. 17-2020-00

ELEVATION
SAN TAN

CLIENT

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

SEAL

6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253
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GARY D. TODD
05-14-18
REGISTERED PROFESSIONAL ARCHITECT
STATE OF ARIZONA

CONTACT

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DATA

05-14-18
SD PHASE
DR 3rd SUBMITTAL

Proj Mgr.
Dwn By: Author

Rev. Date: Description:
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NOTICE OF ALTERNATE BILLING CYCLE:
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BUILDING 1-
PARTIAL 3rd
FLOOR PLAN

A2.1.3A

NO. 17-2020-00

ELEVATION
SAN TAN

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

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written description upon request.

BUILDING 1-
PARTIAL 3rd
FLOOR PLAN

A2.1.3B

KEYNOTES

BUILDING GROSS S.F.

GENERAL NOTES

SYMBOLS

KEYMAP

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,020 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,429 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAM-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONY'S

* ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

- COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
- REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES.
- REFER TO DRAWINGS A6.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL -IA10.1.
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
- REFER TO SITE PLAN FOR IDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

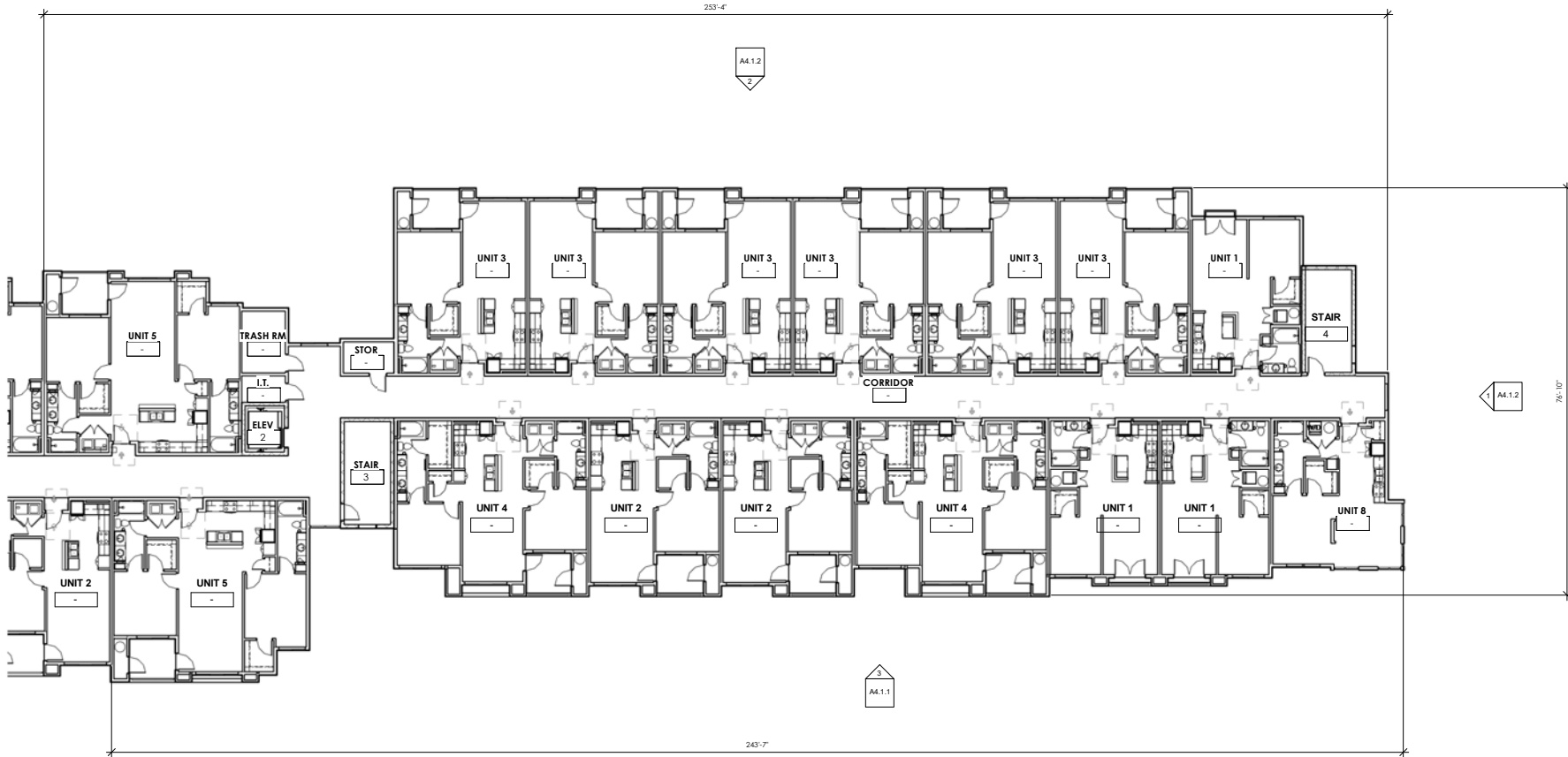
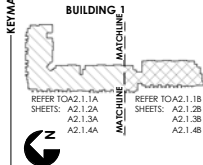
ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE, REFER TO DRAWING A--

SLAB/FLOOR SLOPE - 1/8" PER FT MIN 5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT



1 BUILDING 1 - Level 3 Continue
3/32" = 1'-0"

GROSS BUILDING FLOOR S.F.-BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,020 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,629 SF
BUILDING 1	Level 2		43,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

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* ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME
10001

TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE, REFER TO
DRAWING A-

SLAB/FLOOR SLOPE - 1/8" / FT MIN
5% MAX / 2% MAX, CROSS SLOPE

EXTENT OF CEILING STORY PLATE
HEIGHT AT TOP FLOORS ONLY
REFER TO RCPS FOR HEIGHT

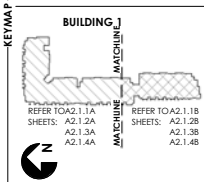
ROOM NAME OR UNIT TYPE - FOR
UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE, REFER TO
DRAWING A-

SLAB/FLOOR SLOPE - 1/8" / FT MIN
5% MAX / 2% MAX, CROSS SLOPE

EXTENT OF CEILING STORY PLATE
HEIGHT AT TOP FLOORS ONLY
REFER TO RCPS FOR HEIGHT



PROJECT NO. 17-2020-00
**ELEVATION
SAN TAN**

GILBERT, ARIZONA
**VEDURA
RESIDENTIAL**
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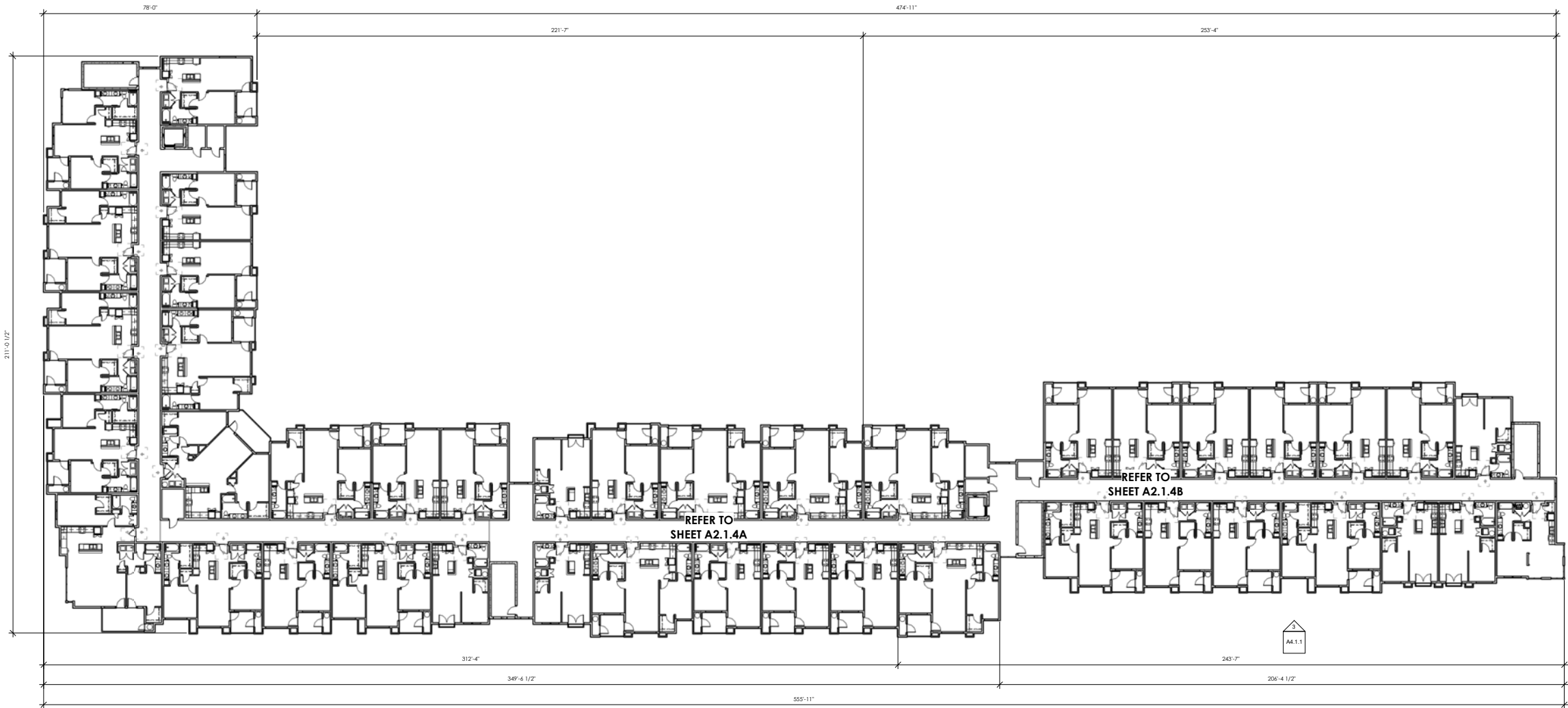
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Dwn By: Author

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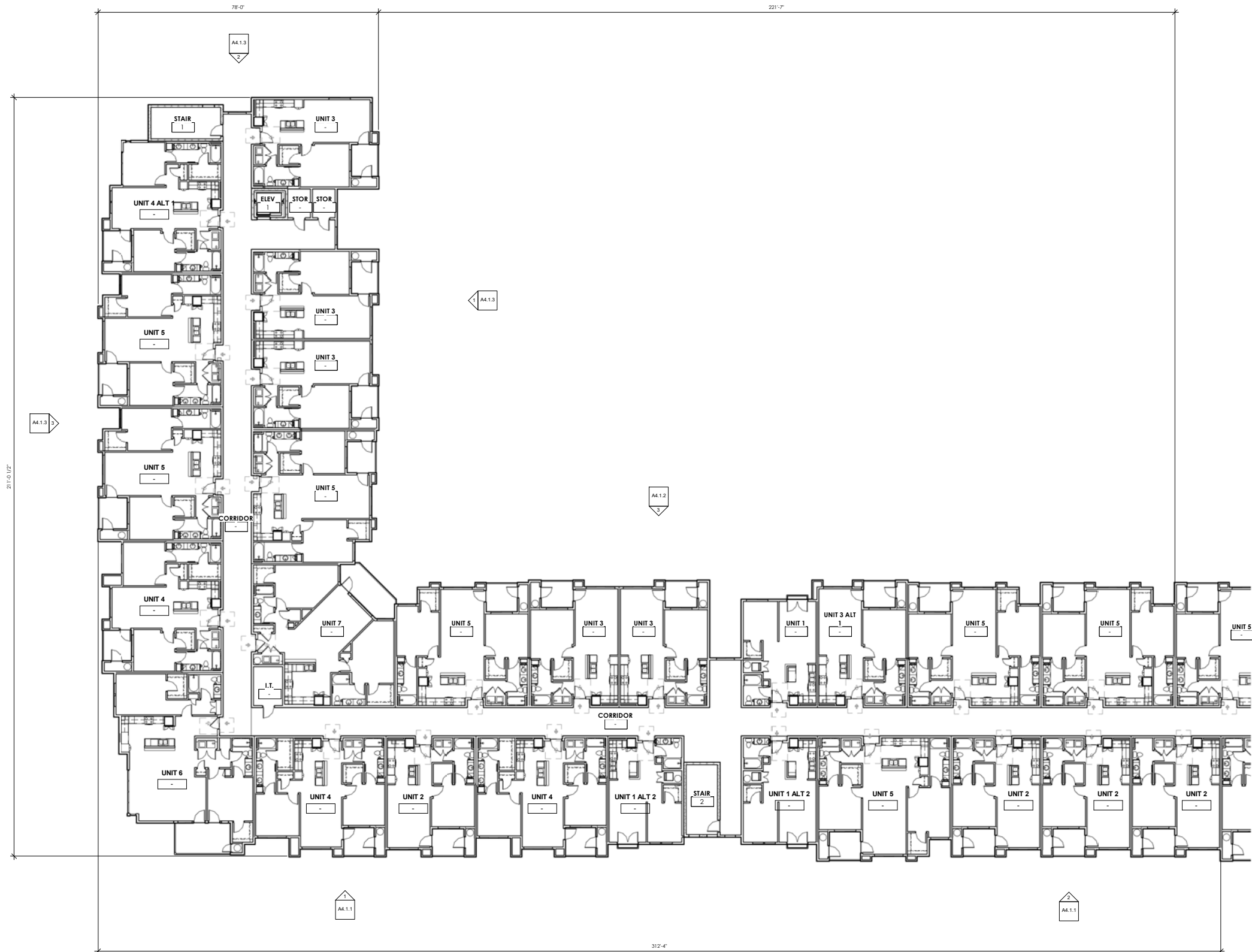
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BUILDING 1 -
OVERALL 4th
FLOOR PLAN

A2.1.4



1 BUILDING 1 - Level 4
1/16" = 1'-0"



1 BUILDING 1 - Level 4
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GENERAL NOTES

SYMBOLS

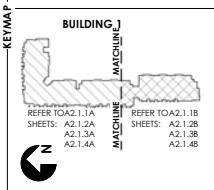
KEYMAP

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,100 SF
BUILDING 1	Level 1	AMENITY	1,304 SF
BUILDING 1	Level 1	GARAGE	21,629 SF
BUILDING 1	Level 2		40,000 SF
BUILDING 1	Level 3		44,993 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONIES.
*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
2. REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES.
3. REFER TO DRAWINGS A4.1 SERIES.
4. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
5. REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
6. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
7. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
8. EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING. SEE DETAIL A10.1.
9. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.
10. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
11. COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURES.
12. REFER TO SITE PLAN FOR FOG LOCATION.
13. TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

- SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS
- ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES
- TYPE "A" UNITS
- ROOM NUMBER
- BUILDING FLOOR
- BUILDING NUMBER
- STOREFRONT TYPE. REFER TO DRAWING A-.
- SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 2% MAX. CROSS SLOPE
- EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPs FOR HEIGHT



PROJECT

CLIENT

SEAL

CONTACT

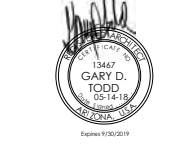
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NO. 17-2020-00
**ELEVATION
SAN TAN**

GILBERT, ARIZONA

**VEDURA
RESIDENTIAL**

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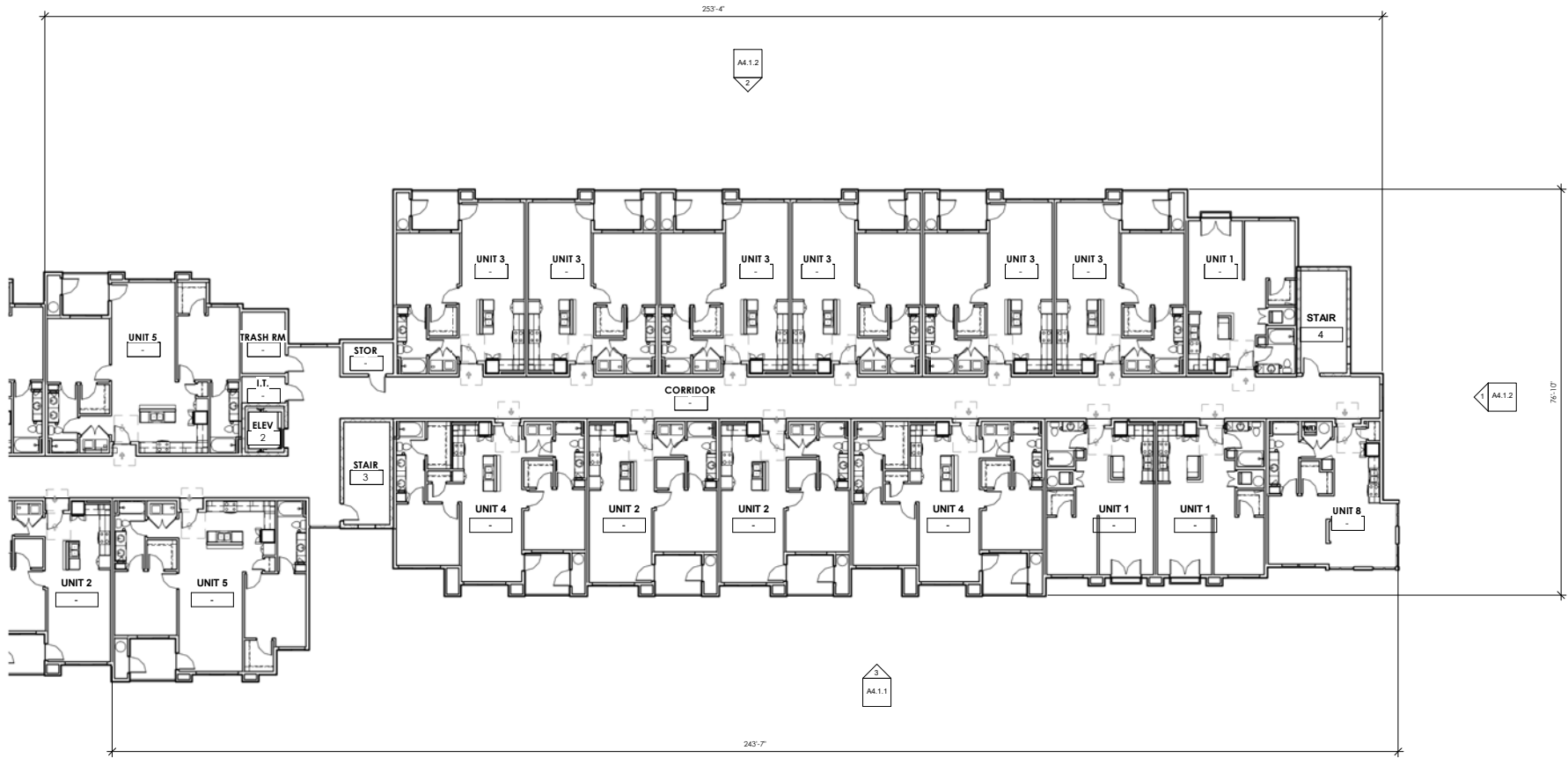
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Dwn By: Author

Rev.	Date	Description
1		
2		
3		
4		
5		

NOTICE OF ALTERNATE BILLING CYCLE:
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BUILDING 1-
PARTIAL 4th
FLOOR PLAN

A2.1.4A



1 BUILDING 1 - Level 4 Continue
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GENERAL NOTES

SYMBOLS

KEYMAP

GROSS BUILDING FLOOR S.F. - BLDG 1			
Building Type	Level	Area Type	Area
BUILDING 1	Level 1		28,020 SF
BUILDING 1	Level 1	AMENITY	7,324 SF
BUILDING 1	Level 1	GARAGE	21,429 SF
BUILDING 1	Level 2		45,000 SF
BUILDING 1	Level 3		44,793 SF
BUILDING 1	Level 4		44,993 SF
			185,938 SF

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- COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
- REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES. REFER TO DRAWINGS A4.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE DETAIL -JA10.1.
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME	ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES
10001	TYPE 'A' UNITS
	ROOM NUMBER
	BUILDING FLOOR
	BUILDING NUMBER
11	STOREFRONT TYPE, REFER TO DRAWING A-
SLOPE 1/8" / FT	SLAB/FLOOR SLOPE - 1/8" / FT MIN 5% MAX / 2% MAX CROSS SLOPE
EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPS FOR HEIGHT	

BUILDING 1

REFER TO A2.1.1A SHEETS: A2.1.2A, A2.1.3A, A2.1.4A

REFER TO A2.1.1B SHEETS: A2.1.2B, A2.1.3B, A2.1.4B

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ELEVATION SAN TAN

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BUILDING 1-
PARTIAL 4th
FLOOR PLAN

A2.1.4B

NO. 17-2020-00

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BUILDING 2 - 1st
FLOOR PLAN

A2.2.1

KEYNOTES

BUILDING GROSS S.F.

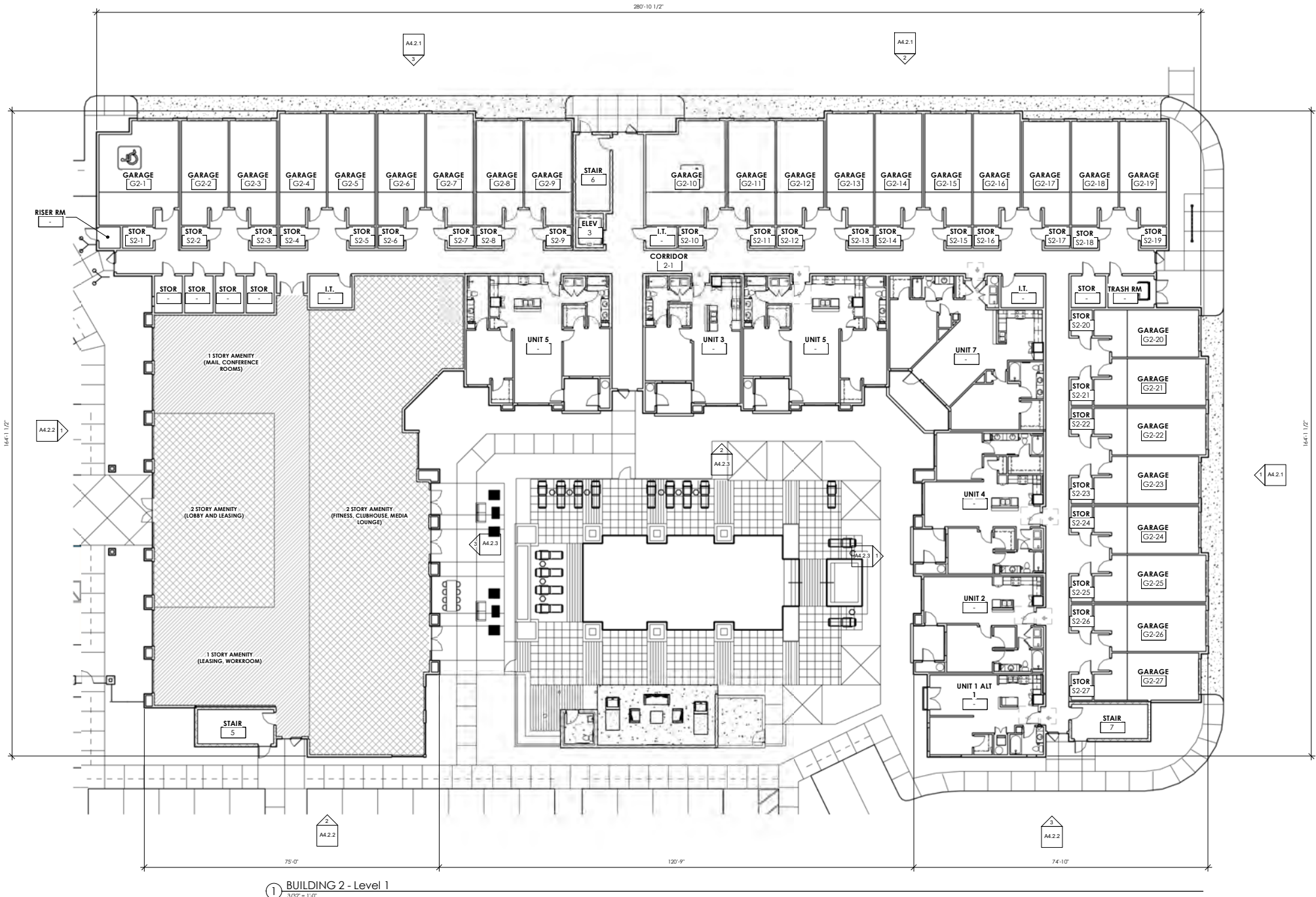
GENERAL NOTES

SYMBOLS

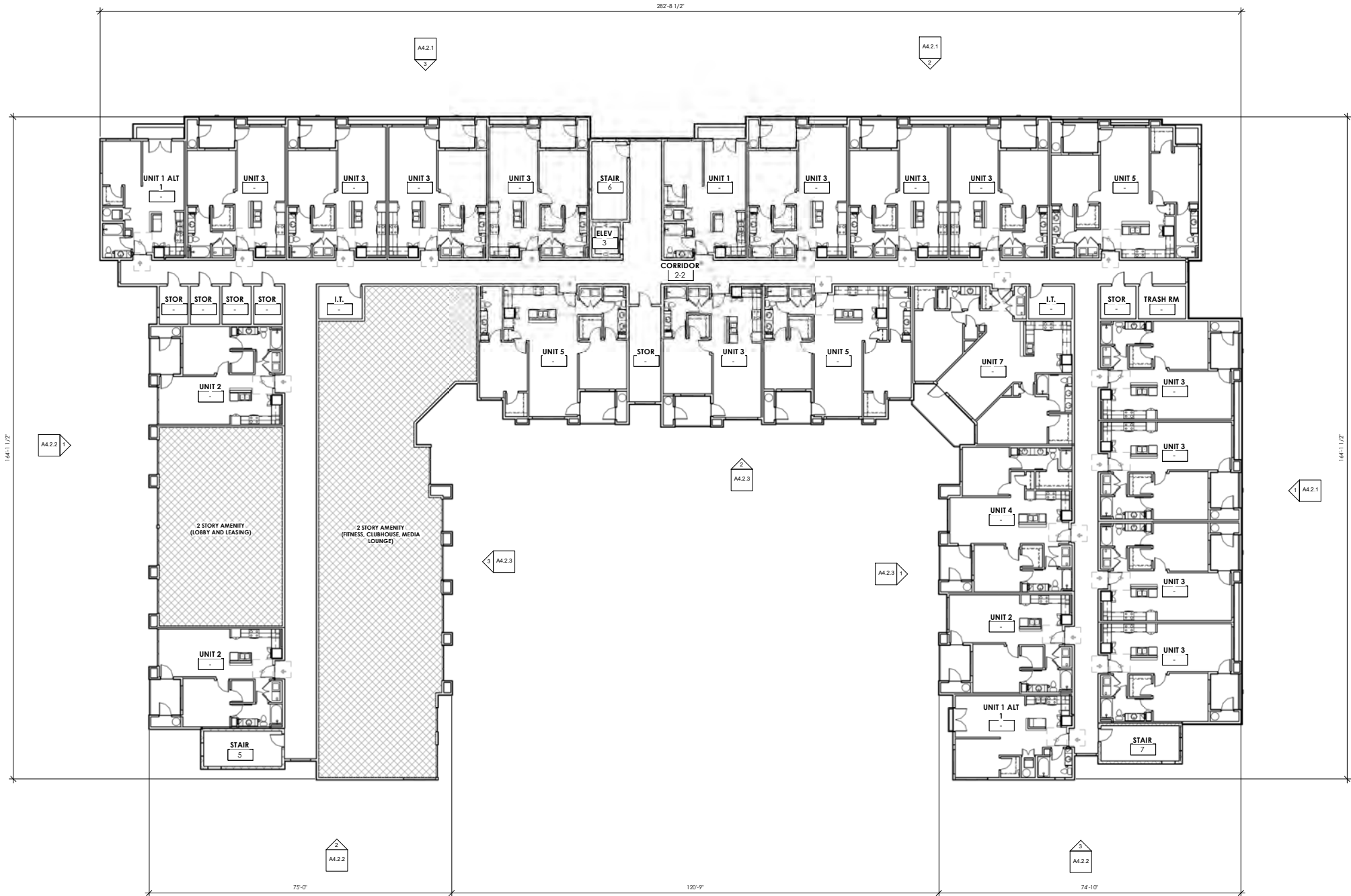
- SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS
- ROOM NAME
10001
- ROOM NAME OR UNIT TYPE - FOR
UNIT PLANS REFER TO A6.1 SERIES
- TYPE 'A' UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER
- STOREFRONT TYPE, REFER TO
DRAWING A-
- SLOPE
1/8" FT
- SLOPE
1/8" FT
- SLAB/FLOOR SLOPE - 1/8" FT MIN
5% MAX / 2% MAX CROSS SLOPE
- EXTENT OF CLEARSTORY PLATE
HEIGHT AT TOP FLOORS ONLY
REFER TO RCPs FOR HEIGHT

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS
MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF
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REFER TO DRAWINGS A0.1 SERIES.
3. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL /
PARTITION TYPES.
4. REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND
CODE INFORMATION.
5. COORDINATE WITH STRUCTURAL DRAWINGS FOR
FOUNDATION AND FRAMING.
6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED
OTHERWISE.
7. EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING, SEE
DETAIL -/A10.1.
8. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR
CEILING AND ROOF OVERHANG EAVES.
9. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
10. COORDINATE WITH ELECTRICAL / MECHANICAL AND
INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF
FIXTURE.
11. REFER TO SITE PLAN FOR FDC LOCATION.
12. TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED
OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.



1 BUILDING 2 - Level 1
3/32" = 1'-0"



1 BUILDING 2 - Level 2
3/32" = 1'-0"

GROSS BUILDING FLOOR S.F. - BLDG 2			
Building Type	Level	Area Type	Area
BUILDING 2	Level 1		14,114 SF
BUILDING 2	Level 1	CLUBHOUSE	7,968 SF
BUILDING 2	Level 1	GARAGE	9,197 SF
BUILDING 2	Level 2		24,323 SF
BUILDING 2	Level 3		29,351 SF
BUILDING 2	Level 4		29,351 SF
			114,306 SF

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- GENERAL NOTES
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SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

- SYMBOLS
- ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A4.1 SERIES
 - TYPE "A" UNITS
 - ROOM NUMBER
 - BUILDING FLOOR
 - BUILDING NUMBER
 - STOREFRONT TYPE. REFER TO DRAWING A-
 - SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 2% MAX. CROSS SLOPE
 - EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCP'S FOR HEIGHT

PROJECT NO. 17-2020-00

ELEVATION SAN TAN

GILBERT, ARIZONA

VEDURA
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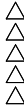
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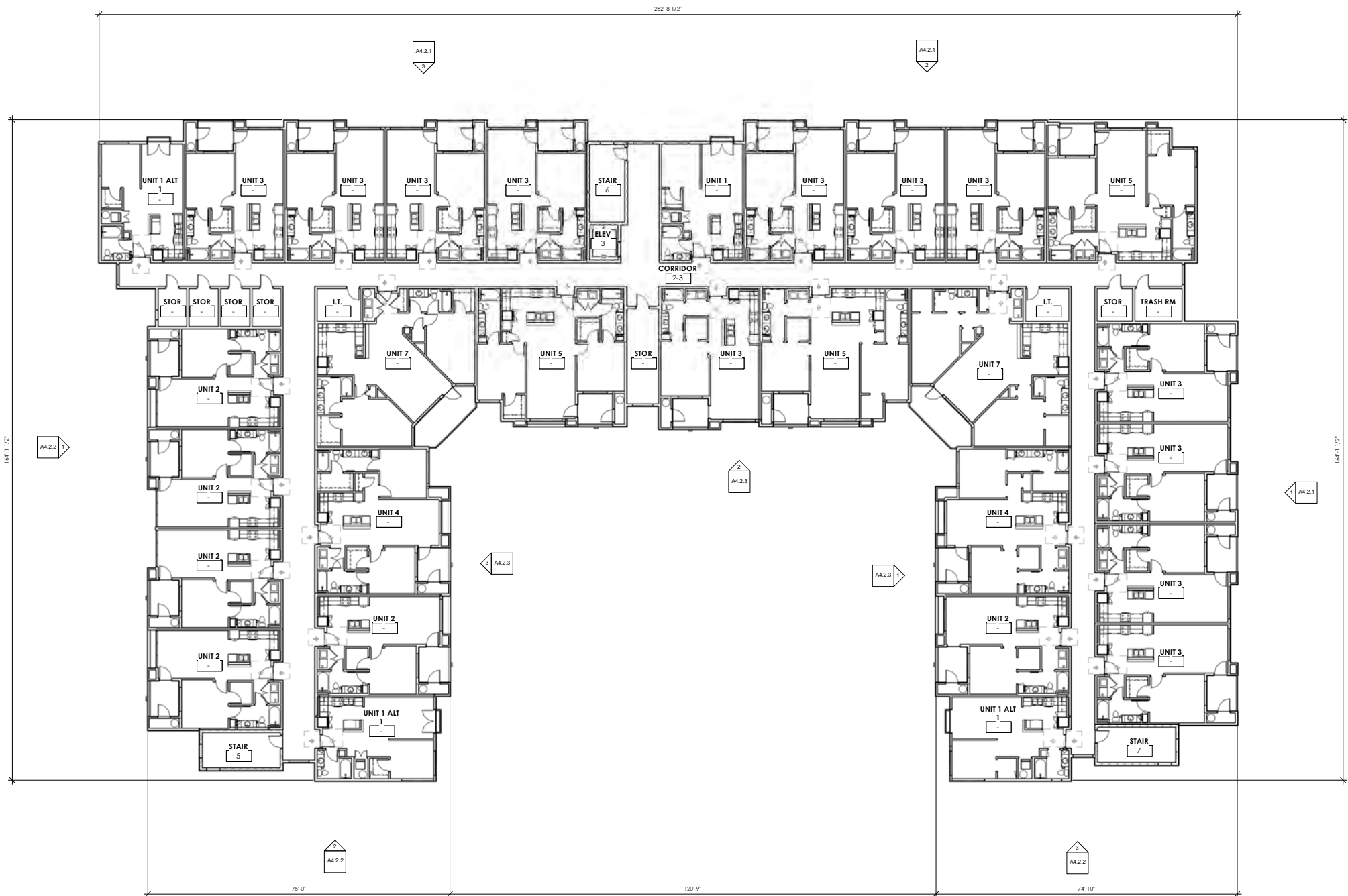
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NOTICE OF ALTERNATE BILLING CYCLE:
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BUILDING 2 - 2nd
FLOOR PLAN

A2.2.2



1 BUILDING 2 - Level 3
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F.-BLDG 2			
Building Type	Level	Area Type	Area
BUILDING 2	Level 1	CLUBHOUSE	14,116 SF
BUILDING 2	Level 1	GARAGE	7,969 SF
BUILDING 2	Level 2		9,197 SF
BUILDING 2	Level 3		24,323 SF
BUILDING 2	Level 3		29,351 SF
BUILDING 2	Level 4		29,351 SF
			114,306 SF

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GENERAL NOTES

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- REFER TO DRAWINGS A4.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
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- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME

ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

10001

TYPE "A" UNITS

ROOM NUMBER

BUILDING FLOOR

BUILDING NUMBER

STOREFRONT TYPE. REFER TO DRAWING A-.

SLOPE 1/8" FT

SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPs FOR HEIGHT

PROJECT

NO. 17-2020-00
ELEVATION
SAN TAN

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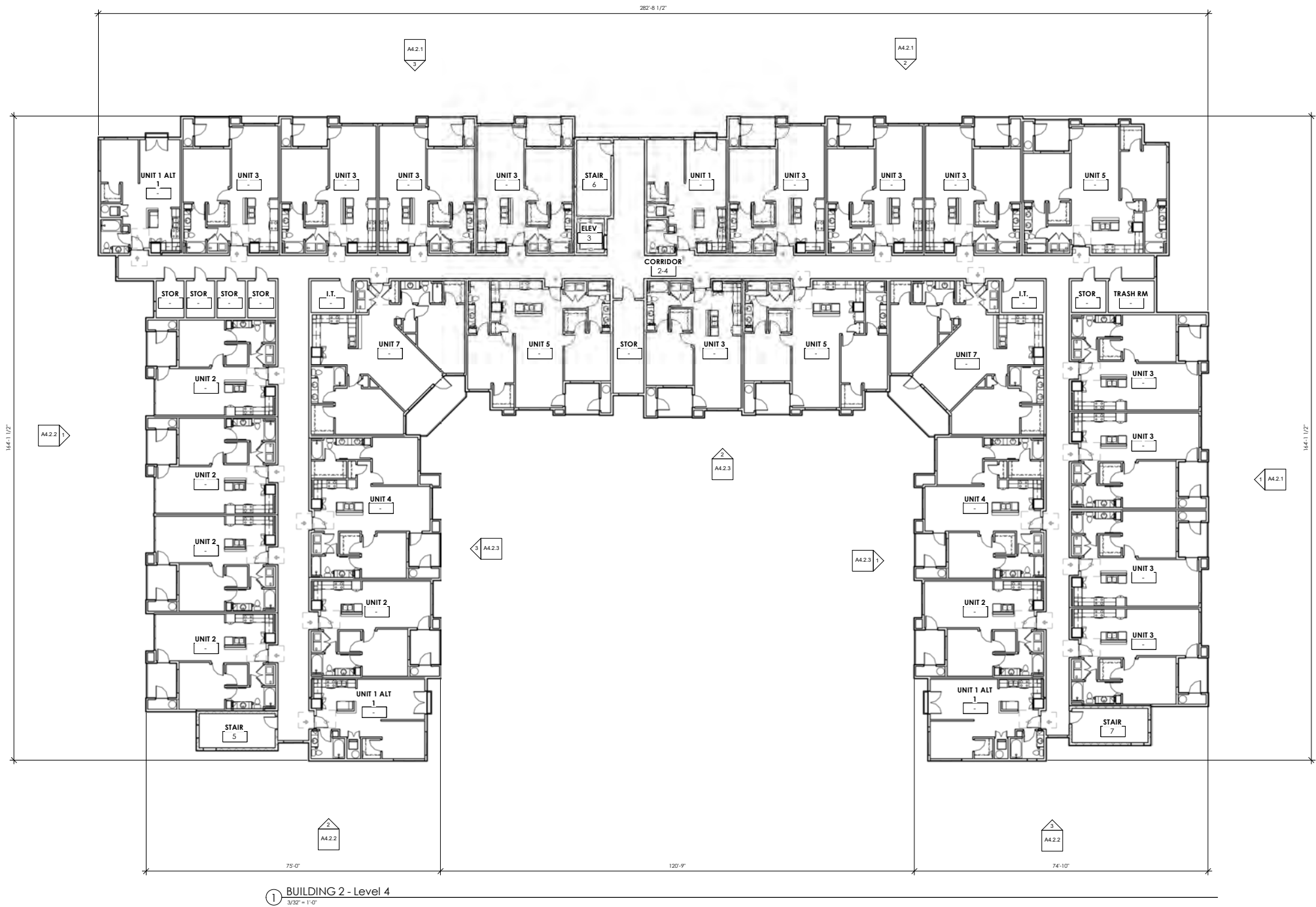
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BUILDING 2 - 3rd
FLOOR PLAN

A2.2.3



1 BUILDING 2 - Level 4
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F. - BLDG 2			
Building Type	Level	Area Type	Area
BUILDING 2	Level 1	CLUBHOUSE	14,116 SF
BUILDING 2	Level 1	GARAGE	7,968 SF
BUILDING 2	Level 2		9,197 SF
BUILDING 2	Level 3		24,323 SF
BUILDING 2	Level 4		29,351 SF
BUILDING 2	Level 4		29,351 SF
			114,306 SF

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GENERAL NOTES

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- REFER TO DRAWINGS A4.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING. SEE DETAIL (A10.1).
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

SYMBOLS

- ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES
- ROOM NUMBER
- TYPE "A" UNITS
- BUILDING FLOOR
- BUILDING NUMBER
- STOREFRONT TYPE. REFER TO DRAWING A-.
- SLAB/FLOOR SLOPE - 1/8" FT MIN 5% MAX / 2% MAX CROSS SLOPE
- EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY REFER TO RCPs FOR HEIGHT

PROJECT

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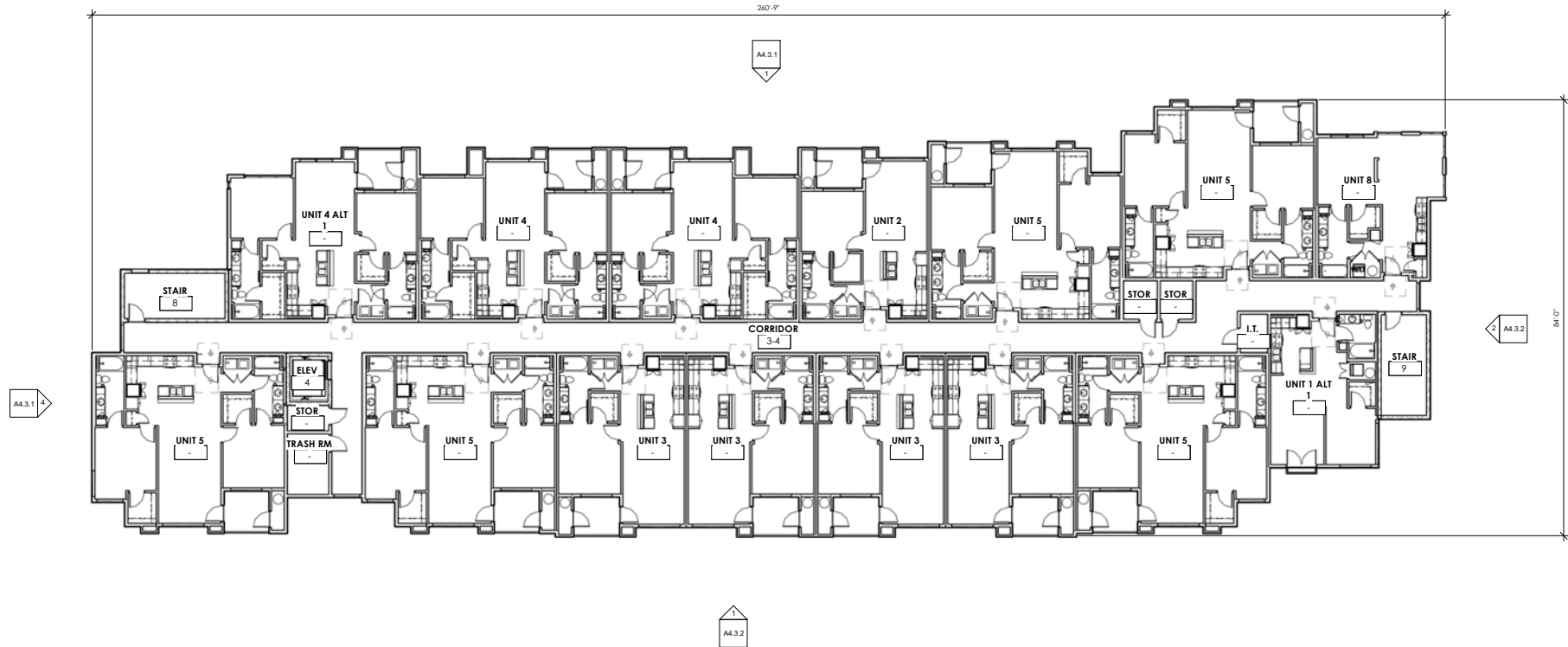
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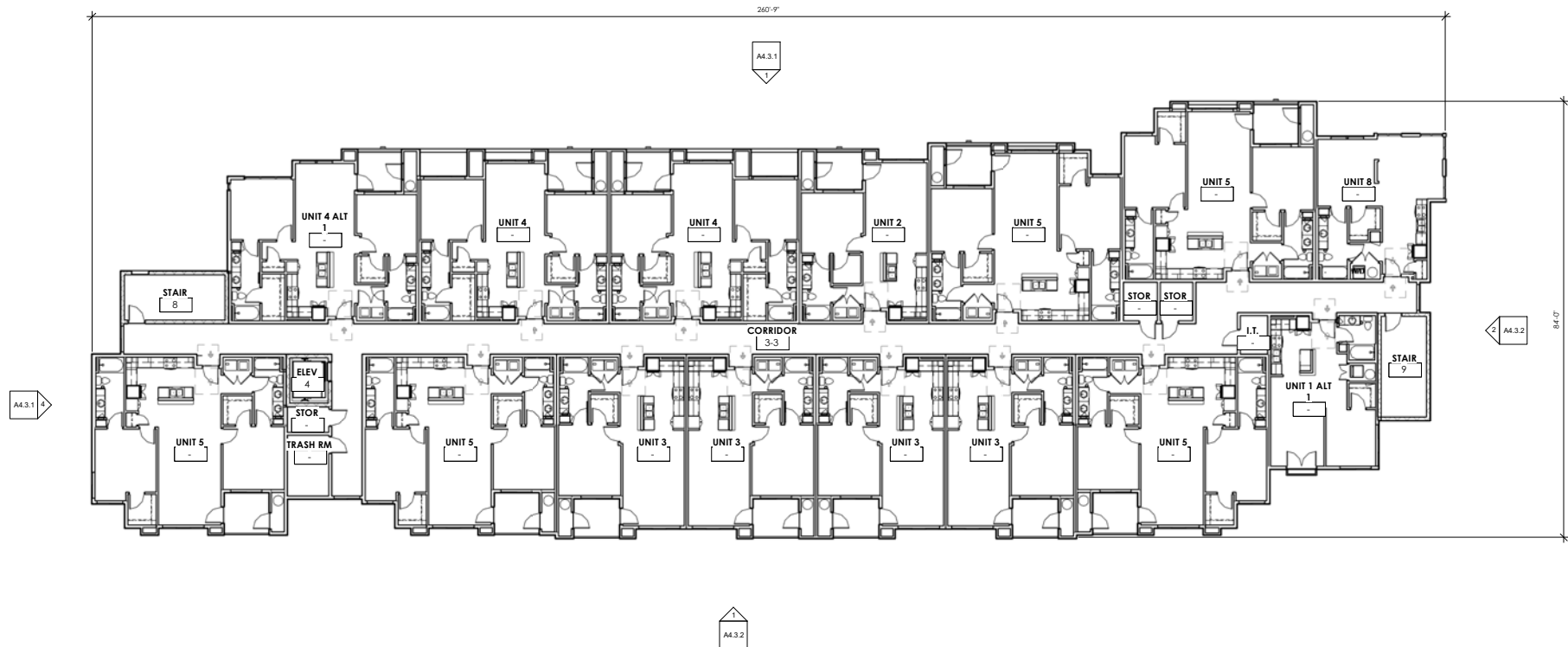
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BUILDING 2 - 4th
FLOOR PLAN

A2.2.4



2 BUILDING 3 - Level 4
3/32" = 1'-0"



1 BUILDING 3 - Level 3
3/32" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F. - BLDG 3			
Building Type	Level	Area Type	Area
BUILDING 3	Level 1		10,169 SF
BUILDING 3	Level 1	GARAGE	4,861 SF
BUILDING 3	Level 2		14,359 SF
BUILDING 3	Level 3		14,359 SF
BUILDING 3	Level 4		14,359 SF
		TOTAL	48,048 SF

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- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
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- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
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- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SYMBOLS

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME
10001
ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A4.1 SERIES

TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE, REFER TO DRAWING A--

SLOPE
1/8"/FT
SLAB/FLOOR SLOPE - 1/8"/FT MIN
5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY
REFER TO RCPs FOR HEIGHT

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www.toddassoc.com

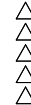
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DATA 05-14-18

SD PHASE
DR 3rd SUBMITTAL

Proj Mgr.
Dwn By: Author

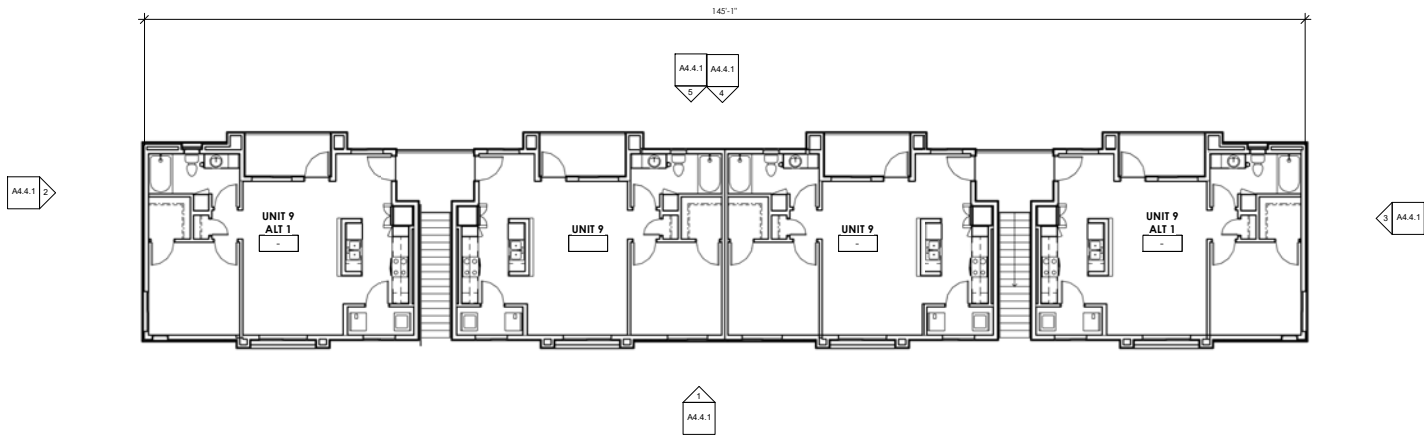
Rev. Date: Description:



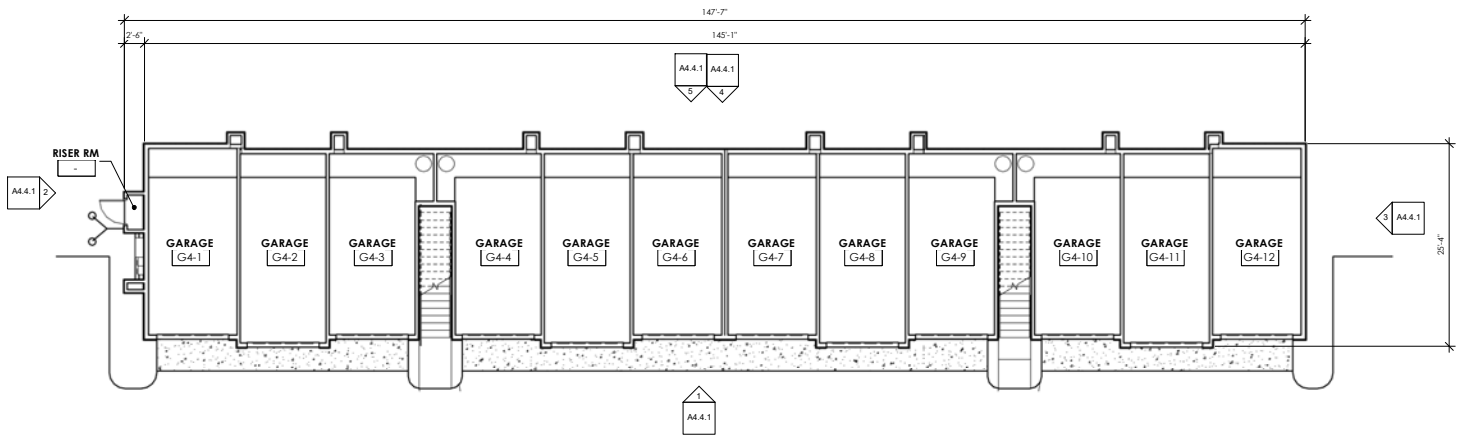
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BUILDING 3 - 3rd
and 4th FLOOR
PLAN

A2.3.2



2 BUILDING 4 - Level 2
1/8" = 1'-0"



1 BUILDING 4 - Level 1
1/8" = 1'-0"

KEYNOTES

BUILDING GROSS S.F.

GROSS BUILDING FLOOR S.F.-BIDG 4					
Building Type	Level	Area	Area	# of Building	Gross Building Area
BUILDING 4	Level 1	GARAGE	3,381 SF	2	6,762 SF
BUILDING 4	Level 2		3,060 SF	2	6,121 SF
					6,441 SF
					12,883 SF

*GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS. DOES NOT INCLUDE THE PATIO OR BALCONYS.
*ELEVATOR AND STAIR SQUARE FOOTAGE IS LOCATED ON THE 1st LEVEL ONLY

GENERAL NOTES

- COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS.
- REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES.
- REFER TO DRAWINGS A4.1 SERIES.
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES.
- REFER TO DRAWINGS A0.4 SERIES FOR FIRE RATINGS AND CODE INFORMATION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- EDGE OF SLAB ALIGN WITH EXTERIOR SHEATHING. SEE DETAIL A10.1.
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL / MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE.
- REFER TO SITE PLAN FOR FDC LOCATION.
- TYPICAL BALCONY SLOPE IS 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL FLOOR FRAMING IS TO BE SLOPED.

SYMBOLS

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

ROOM NAME
10001

ROOM NAME OR UNIT TYPE - FOR UNIT PLANS REFER TO A6.1 SERIES

TYPE "A" UNITS
ROOM NUMBER
BUILDING FLOOR
BUILDING NUMBER

STOREFRONT TYPE. REFER TO DRAWING A--

SLOPE
1/8"/FT

SLAB/FLOOR SLOPE - 1/8"/FT MIN
5% MAX / 2% MAX CROSS SLOPE

EXTENT OF CLEARSTORY PLATE HEIGHT AT TOP FLOORS ONLY
REFER TO RCPS FOR HEIGHT

PROJECT

NO. 17-2020-00

ELEVATION

SAN TAN

CLIENT

GILBERT, ARIZONA

VEDURA
RESIDENTIAL

6720 N. Scottsdale Rd. #109
Scottsdale, AZ 85253
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SEAL

GARY D. TODD
05-14-19
13467
STATE OF ARIZONA
REGISTERED PROFESSIONAL ENGINEER

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Architecture Planning
Landscape Architecture

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DATA

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Proj Mgr.
Dwn By: Author

Rev. Date: Description:

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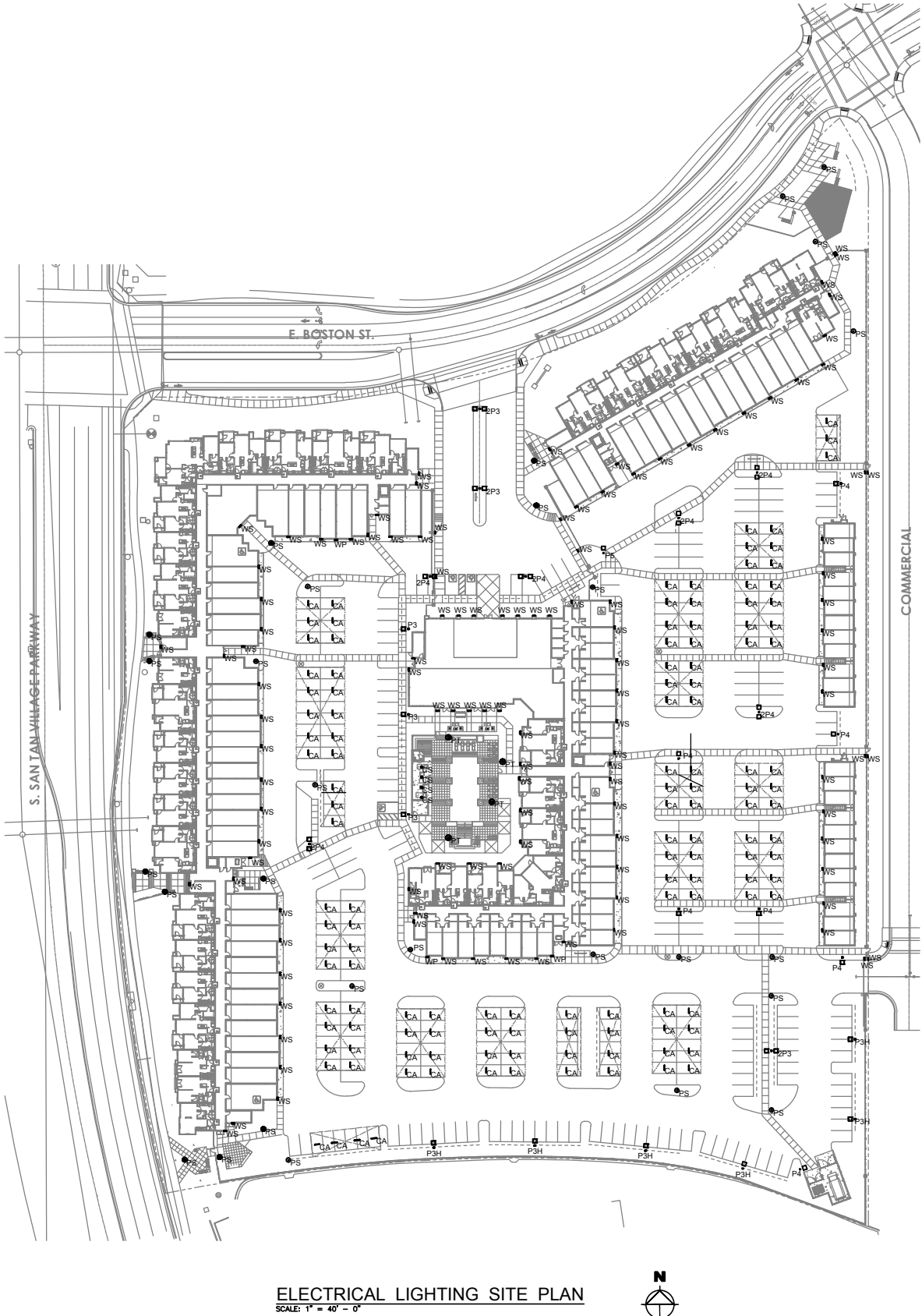
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BUILDING 4 - 1st
and 2nd FLOOR
PLAN

A2.4.1



ELECTRICAL LIGHTING SITE PLAN
SCALE: 1" = 40' - 0"

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	P3	3	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	2P3	3	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3 OPTIC, No Shield, Twin-head at 180°, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	P3H	6	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3-HRS OPTIC, House-side Internal Shielding, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	P4	7	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	2P4	6	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, Twin-head at 180°, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	P5	1	PHILIPS - GARDCO ECF-S 30L 130 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	Absolute 0.95
	PT	4	SELUX SACL R3 1 LG4500 30 10 BZ 120 DS	Full Cutoff post top, +10' pole	51W LED 500mA 3000K	Absolute 0.95
	PS	28	LIGHTWAY INDUSTRIES TSP-21 LED U 12W 2 21	Full Cutoff post top, shade canopy, +8' high T.O.F.	Preval LED PL-CORE-5000-XXX-23, 3000K	Absolute 0.95
	CA	130	LITHONIA LIGHTING 2 1 32 MROLT GE101S	LOW PROFILE STRIPLIGHT, 4FT LONG, WITH ONE LAMP	ONE 32-WATT T8 LINEAR FLUORESCENT T8, 3000K	2800 0.75
	WS	117	INDESSA LIGHTING 561 2CFD13 BRZ V8 BL TC LAMP (3000K)	CLASSIC SCENCE, 14.5 X 6.65 2-LAMP WITH WHITE HOUSING AND OPTICAL RAY CUT LENS, +5' high B.O.F.	TWO F13 DBX4P	900 0.75
	WP	3	HUBBELL OUTDOOR LIGHTING LNC2 18LU 3K 3 1	LNC2 18 LED, 3000K, TYPE 3, Wall mount at +15' B.O.F.	18- NICHIA 3K LEDS	Absolute 1.00
	CS	4	PHILIPS 1" ROUND APERTURE STR830K10-D	SLIM SURFACE LED, 1" ROUND APERTURE, SURFACE MOUNT DOWNLIGHT	14.2W LED, 3000K	Absolute 1.00

B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.
T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

CLIENT
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DR SUBMITTAL

Proj Mgr.
Dwn By: Author

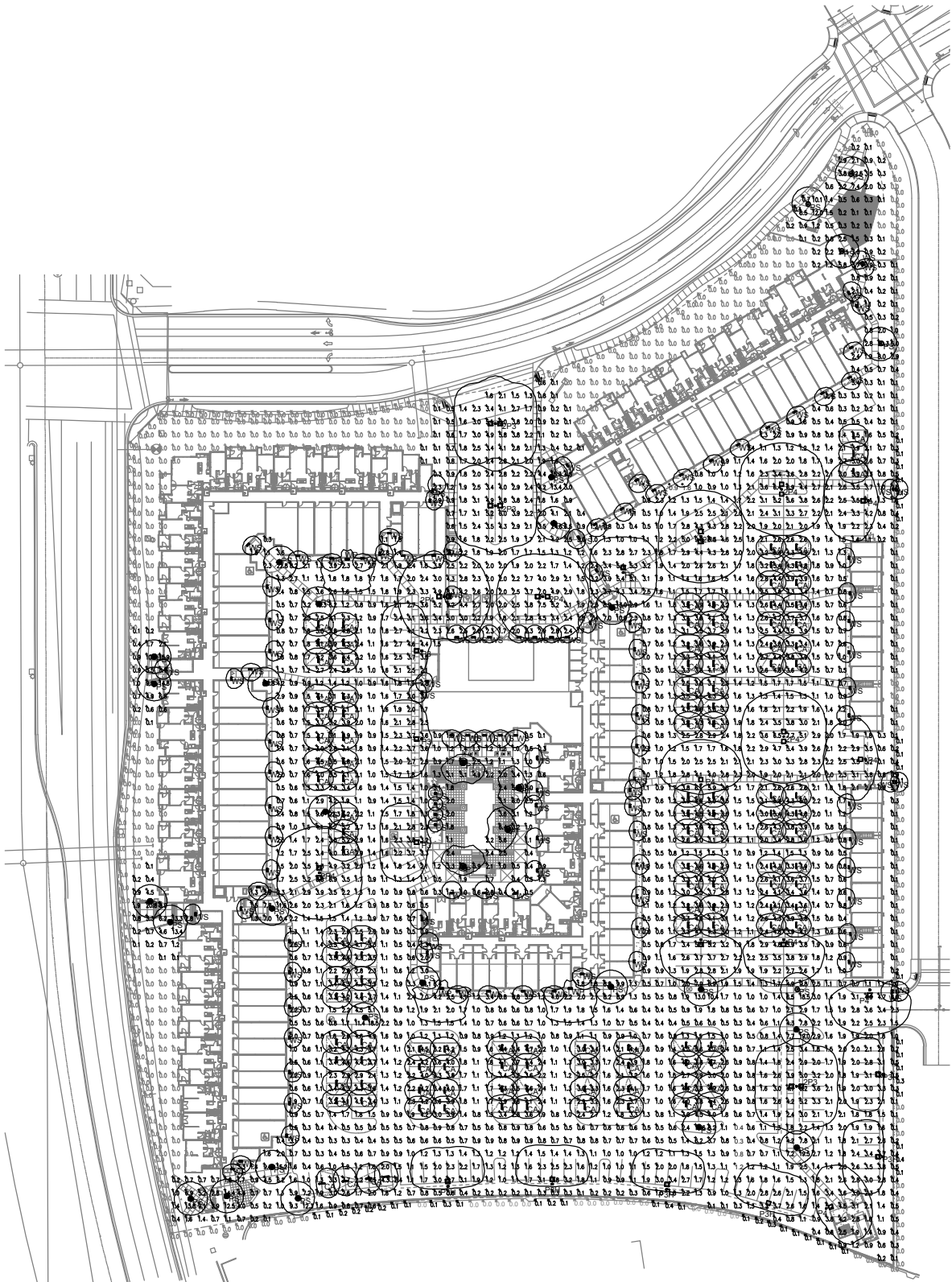
Rev. Date: Description:



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ELECTRICAL
LIGHTING
SITE PLAN

E1



ELECTRICAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 40' - 0"



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	P3	3	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	2P3	3	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3 OPTIC, No Shield, Twin-head at 180°, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	P3H	6	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 3-HAS OPTIC, House-side Internal Shielding, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	P4	7	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	2P4	6	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, Twin-head at 180°, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	P5	1	PHILIPS - GARDCO ECF-S 30L 120 F1 RPA BZ	EcoForm Area LED ECF - Small, 32 LED's, 3000K CCT, TYPE 4 OPTIC, No Shield, +15' high B.O.F.	(2) LEDGINE SLD LIGHT ARRAY(S) (DRIVEN AT 530mA)	Absolute 0.95
	PT	4	SELUX SAC1 R3 11 G4500 30 10 BZ 120 DS	Full Cutoff post top.	51W LED 500mA 3000K	Absolute 0.95
	PS	28	LIGHTWAY INDUSTRIES T2P2-1 LED U 12W 2 21	Full Cutoff post top, shade canopy, +8' high T.O.F.	Preval LED PL-CORE-5000-XXX-2L 3000K	Absolute 0.95
	CA	130	LITHONIA LIGHTING 2 1 32 MRSLT GEBYDS	LOW PROFILE STRIPLIGHT, 4FT LONG, WITH ONE LAMP	ONE 32-WATT T8 LINEAR FLUORESCENT T8, 3000K	2800 0.75
	WS	117	INCESSA LIGHTING 561 2CFQ13 BRZ V8BL TC LAMP (3000K)	CLASSIC SCENCE, 14.5 X 6.852 2-LAMP WITH WHITE HOUSING AND OPTICAL RAY CL LENS, +5' high B.O.F.	TWO F13DBX4P	900 0.75
	WP	3	HUBBELL OUTDOOR LIGHTING LNC2 18LU 3K 1	LNC2 18 LED, 3000K, TYPE 3, Wet mount at +15' B.O.F.	18- NICHIA 3K LEOS	Absolute 1.00
	CS	4	PHILIPS LIGHTFOLIER STR330K10-D	SLIM SURFACE LED, 1" ROUND APERTURE, SURFACE MOUNT DOWNLIGHT.	14.2W LED, 3000K	Absolute 1.00

B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.
T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. SITE CALCS	+	2.1 f	24.6 f	0.0 f	N / A	N / A
2. SPILL LIGHT AT +6 FT ABOVE PROPERTY LINE	✱	0.0 f	0.7 f	0.0 f	N / A	N / A

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NP ENGINEERING, INC.
5115 N. 15TH AVE
PHOENIX, AZ 85018
(602) 246-1888
PROJECT NO. 17-119

[illegible][illegible]

TYPE: PS

NOTE: LIGHTING FIXTURE HEIGHT IS MEASURED AT 4" HIGH FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

TRZP-L-LED

Construction:

- Heavy gauge aluminum reflector and die cast aluminum yolk
- Lens is frosted tempered glass

Light Source:

- LED

Notes:

- Mounts to 3" round pole - filter part of yolk assembly
- Fixture dimensions include filter
- Underside of reflector "hat" is glass white
- Integral Driver slips in 3" round pole - Requires minimum 1/8" depth in pole
- See supplemental spec sheet on website for pole options
- Dark Sky compliant
- UL and CUL listed WET location
 - OSRAM Distributed Array
 - CRI > 80
 - OSRAM Power Supply
 - 5-Year Warranty on LED Components

TRZP-21
 Height - 16 1/2"
 Width - 21"
 Depth - 21"

Type:	
Job Name:	

WALL

CEILING

PENDANT

OUTDOOR

ORDERING INFORMATION

Example: TRZP-LED-21-U-45-3-B1

--	--	--	--	--	--	--

Model	Case	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
TRZP-21-LED		0 120 - 277	12w LED / 1240lm (180 lms per watt)	2 3000K	80 Satin Black		Pole Options <i>(see supplemental spec sheet on website and price list)</i>
			19w LED / 2220lm (117 lms per watt)	4 4000K	24 Clear Screen		
			27w LED / 3300lm (122 lms per watt)				
			45w LED / 5000lm (111 lms per watt)				

WALL

CEILING

PENDANT

OUTDOOR

Lightway

28453 Industry Drive, Valencia, California 91355

West Coast Sales 800-325-4448 / 866-257-4096 • fax 800-232-2166 / 866-257-4081

East Coast Sales 866-390-9091 • fax 866-490-9254

www.lightwayusa.com • sales@lightwayusa.com

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TYPE: CS

PHILIPS LIGHTOLIER

Downlighting

SlimSurface LED

9 and 7-round aperture
No heat resistant 200lm/W

Project	
Location	
Call No.	
Type	
Lamps	Qty:
Notes	

Specifiers will enjoy the appearance and the accolades of selecting a product that meets and exceeds the needs of their customers. Contractors will find a positive experience working with a hassle-free downlight installation.

Round 5" aperture

Catalog No.	Size	CR	CR	CT	Line	Listed	Finish (printed)
SRB27N7	5-inch	80	2700K	650	Wet	White	White
SRB27N7AL	5-inch	80	2700K	650	Wet	Aluminum	White
SRB27N7	5-inch	80	3000K	650	Wet	White	White
SRB27N7AL	5-inch	80	3000K	650	Wet	Aluminum	White
SRB27N7	5-inch	80	2700K	650	Wet	White	White
SRB27N7AL	5-inch	80	2700K	650	Wet	Aluminum	White
SRB27N7-2	5-inch	80	3000K	650	Damp	White	White

Round 7" aperture

Catalog No.	Size	CR	CR	CT	Line	Listed	Finish (printed)
SRB27N9	7-inch	80	2700K	1000	Wet	White	White
SRB27N9AL	7-inch	80	2700K	1000	Wet	Aluminum	White
SRB27N9	7-inch	80	3000K	1000	Wet	White	White
SRB27N9AL	7-inch	80	3000K	1000	Wet	Aluminum	White
SRB27N9	7-inch	80	2700K	1000	Wet	White	White
SRB27N9AL	7-inch	80	2700K	1000	Wet	Aluminum	White
SRB27N9-2	7-inch	80	3000K	1000	Damp	White	White

Features

- Flange One piece plastic flange. Powder coated (no yellowing white or aluminum).
- Large High transmittance lens allowing for smooth, comfortable light patterns.
- Power supply: Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specification)
- LED Strip: Utilizes Philips LEDs.
- Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty. See philips.com/warranty for details.

Electrical

Electronic power supply: Hot-6 compliant.
Class 2 power unit for use in a damp location. Unit includes automatic on/off circuit and short circuit output conditions without dimming.
Dimming: All luminaires are intended for use with load-resistant standard type dimmers (TRIAC), 30%-100% dimming range.

Lumen Output	Max. Input Power	Max. Input Power
1000	1.0A	10W
1000	1.0A	10W
1000	1.0A	10W

Input Voltage: 120V
Input Power: 10W @ 120V
Power Factor: 0.9
Max. THD: 15%
Minimum Operating Temperature: -20°C

Compatibility

Installs into standard J-box applications:

3 1/2" round (plastic)

6" square (plastic)
Not compatible with SSR

6" octagonal (metal)
Not compatible with SSR

Labels

CRUS label for dimmer locations (wet) and wet locations (all-type).
ENERGY STAR® certified.

SRB27N7 0/0/0 page 1 of 3

501 WET LOCATION CLASSIC

SUITE LIGHTING FIXTURE IS MEASURED AT 1/4" HIGH FROM
BOTTOM OF FIXTURE, OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.

Available in LED

TYPE
WS

Indoor compulsion fixture available. See product 409.
Contact your local sales rep for other available sizes/color configurations.

DIMENSIONS

MC = Mounting Center
A 4" rectangular junction box should be used for installation.

ORDERING INFORMATION / OPTIONS

EXAMPLE: 501-2CFQ13-SAL-VB

501

MODEL
501 - Wet Location Classic

LAMP

501-13 (1) 13" QIAD TUBE CP (QIAD-3 Base)
501-24 (2) 18" QIAD TUBE CP (QIAD-3 Base)
2CFQ14 (2) 26" QIAD TUBE CP (QIAD-3 Base)
LED10P (3) 18W LED MODULE, 1100 Lumens
LED10A (4) 14W LED MODULE, 1500 Lumens
LED10T (3) 17W LED MODULE, 1875 Lumens
LED10L (4) 19W LED MODULE, 2200 Lumens
Contact factory for other available lamps and LED Wattages.

HOUSING FINISH

WTF - White
BLK - Black
SAL - Silver
BRN - Bronze
ALU - Brushed Aluminum
Contact factory for other finishes.

BAR CONFIGURATION

SHAD - Standard Single Bar
2IN - Two-Inch Bar
DC - Double Cross Bar
DC/VB - Double Cross Bar w/ Vertical Bar
DC/2VB - Double Cross Bar w/ 2 Middle Bars
2CM - 2 Lateral Cross Bars w/ 2 Vertical Cross Bars
IMPEX - Vertical Pin Panel in the Center of the Fixture
GRILL - Dissipative Aluminum Grill
Contact factory for other available configurations.

OPTIONS

XL - Bottom Lens
2IN - Two-Inch Bar
ALU - Brushed Aluminum
DC - Double Cross Bar
DC/2VB - Double Cross Bar w/ 2 Middle Bars
2CM - 2 Lateral Cross Bars w/ 2 Vertical Cross Bars
2IN - Two-Inch Bar
IMPEX - Vertical Pin Panel in the Center of the Fixture
GRILL - Dissipative Aluminum Grill
For emergency lighting availability, consult model 507.

PROJECT:

LOCATION:

FEATURES



- A timeless design for a classic look.
- Cast constructed of solid bar stock for strength and rigidity.
- Electric, multi-volt (120/277) ballast is standard.
- All parts are treated with a five stage phosphate bonding process before being finished with a long lasting powder coat finish.
- Acrylic lens for maximum low uniformity.
- Complies with UL's
- For use in Wet Locations.
- Manufactured in the U.S.A.
- Available in longer lengths consult factory.

Indessa
LIGHTING

PHONE: 509-924.0243 • FAX: 509-924.2607 • www.indessa.com

Indessa Lighting reserves the right to make design alterations without prior notice.


[illegible][illegible]

PROJECT	CLIENT	SEAL	CONTACT
NO. 17-2020-00			
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GILBERT, ARIZONA			
VEDURA RESIDENTIAL			
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12-21-2017
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Dwn By: Author

Rev.	Date:	Description
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ELECTRICAL SITE LIGHTING CUT SHEETS

E3

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NP
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4115 N. 15TH AVE.
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